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SUPPLEMENT TO The Gazette of India.

N^o 1. } CALCUTTA, SATURDAY, JANUARY 2, 1875. { Register
No. 75.

OFFICIAL PAPERS.

A SUPPLEMENT to the GAZETTE OF INDIA will be published from time to time, containing such Official Papers and information as the Government of India may deem to be of interest to the Public, and such as may usefully be made known.

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GOVERNMENT OF INDIA.

DEPARTMENT OF REVENUE, AGRICULTURE, AND COMMERCE.

GENERAL COMPARATIVE ABSTRACT OF THE INDIAN SALT REVENUE (MISCELLANEOUS RECEIPTS ARE EXCLUDED).

YEAR.	FROM 1ST APRIL TO 30TH NOVEMBER.									
	BENGAL.		INLAND CUSTOMS.		MADRAS.		BOMBAY.		TOTAL.	
	Quantity.	Duty.	Quantity.	Duty.	Quantity.	Duty.	Quantity.	Duty.	Quantity.	Duty.
	Tons.	£	Tons.	£	Tons.	£	Tons.	£	Tons.	£
1870-71	198,885	1,762,844	124,673	22,295	147,642	783,425	70,766	349,812	541,936	3,818,376
1871-72	197,515	1,750,708	116,500	863,604	149,210	796,337	60,631	299,708	523,856	3,710,357
1872-73	205,365	1,820,286	118,504	876,026	144,093	768,314	67,600	334,159	535,562	3,798,785
1873-74	202,961	1,798,974	121,536	888,202	141,906	763,063	74,667	369,094	541,070	3,819,333
1874-75	203,868	1,778,552	121,417	871,339	138,949	760,616	73,539	363,210	537,773	3,773,717
AVERAGE	201,719	1,782,273	120,526	884,293	144,360	774,351	69,441	343,196	536,046	3,784,113

A. O. HUME,
Secy. to the Govt. of India.

GOVERNMENT OF INDIA.
PUBLIC WORKS DEPARTMENT.

IRRIGATION OPERATIONS OF FASL RABI IN THE PUNJAB UP TO 31st OCTOBER 1874.

A CANAL OF 10 TO 31ST OCTOBER 1874.													
CANAL DIVISION.	WATER DISTRIBUTED DURING				NAVIGATION RETURNS		LAND IRRIGATED (APPROXIMATE).		RAINFALL.		CHIEF CROPS (APPROXIMATE).		REMARKS.
	DEPTH IN CANAL AT REGULATING GAUGE.		GROSS CONSUMPTION, C. FT. PER SECOND.		PRINCIPAL ITEMS OF TRAFFIC.		ZILAH.	ACRES.	AVERAGE.	DURING MONTH.	NAME.	AREA IN ACRES.	
	Full supply.	Actual throughout.	Estimated full supply.	Actual average throughout.	Up.	Down.							
Bairi Doab CANALS. { 1st Division Main Branch, Lower Lahore Branch 2nd Division Main Branch, Lower Lahore Branch }	4.90	4.05	3073.60	{ 580.61 1241.44 773.93 }	Nil.	Nil.	Gurdaspur... Amritsar ... Lahore ...	2,330 10,881 5,758	...	...	Wheat ... Barley ... Mixed Grain ... Others ...	8,913 141 2,397 7,518	890 cubic feet per second passed out of escapes on Bairi Doab Canal. The large increase in area irrigated as compared with the corresponding period of last year is owing to the early cessation of the rains. The demand for water has been very large.
	...	...	3073.60	...	Nil.	Nil.	...	18,969	...	...	...	18,969	
	...	...	...	3073.60	...	...	...	...	6,941	...	...	...	
WESTERN JYANA CANALS. { Karnal Division Dehli ... Hansi ... " Bulla Head ... }	4.33	4.32	2546.00	{ 453.48 976.00 278.00 }	Nil.	{ 45,625 kurries, bullocks, logs, &c., and 3,523 maunds of firewood, &c.	Ambalah ... Karnal ... Dehli ... Rohtuck ... Hissar ... Jind ... Bikaner ...	323 1,775 763 6,701 3,655 3,497 102	...	...	Wheat ... Barley ... Mixed Grains ... Others ...	11,366 475 376 4,610	The increase in area irrigated is stated by Executive Engineer to be still more than that shown, as the Revenue Establishment being engaged in the kharif season, were unable to obtain accurately the areas irrigated during this Fasl.
	...	...	2546.00	...	...	45,625	...	16,817	...	...	...	16,817	
	...	...	...	2546.00	...	...	9,517	...	15,337	...	...	...	
INDIANA CANALS. { Upper Satlaj Division ... Lower Satlaj and Chinab Indus Canals ... }	...	...	...	...	...	...	Lahore ... Montgomery ... Multan ... Derah Ghazi Khan ...	4,000 26,000 105,666 ...	...	...	Barley ... Wheat ... Others ...	80 46,079 59,507	No details for the Upper Satlaj Divn. received ...
	...	...	...	...	...	...	...	135,666	...	...	...	30,000	
	...	...	...	...	...	...	...	123,360	...	...	...	123,360	
TOTAL INFUNDATION CANALS ... CORRESPONDING PERIOD OF LAST YEAR	...	...	...	...	...	...	...	...	...	...	...	...	The Dehli and Gurgaon Irrigation Works is blank.
	...	...	...	...	...	...	...	...	...	...	...	...	
	...	...	...	...	...	...	...	...	...	...	...	...	
DEHLI AND GURGAON WORKS TOTAL DEHLI AND GURGAON WORKS CORRESPONDING PERIOD OF LAST YEAR	...	...	...	...	...	...	...	...	...	...	...	...	The Dehli and Gurgaon Irrigation Works is blank.
	...	...	...	...	...	...	...	...	...	...	...	...	
	...	...	...	...	...	...	...	...	...	...	...	...	
PERENNIAL CANALS— GRAND TOTAL DITTO—CORRESPONDING PERIOD OF LAST YEAR	...	...	...	...	...	...	...	2,050	...	...	...	2,050	The Dehli and Gurgaon Irrigation Works is blank.
	...	...	...	...	...	...	...	35,786	...	...	...	35,786	
	...	...	...	...	...	...	...	22,278	...	...	...	22,278	

GOVERNMENT OF INDIA.

DEPARTMENT OF REVENUE, AGRICULTURE, AND COMMERCE.

WORKING OF THE PUNJAB TENANCY ACT XXVIII OF 1868.

No. 342, dated Lahore, the 3rd April 1872.

From—W. M. YOUNG, Esq., Offg. Secretary to the Financial Commissioner, Punjab,
To—The Officiating Secretary to Government, Punjab.

I am directed by the Financial Commissioner to report the completion of the work of revising tenant entries under Act XXVIII of 1868 in the Amritsar, Gurdáspur, Siálkot, Lahore and Gujránwála districts. The revision was conducted by the following Extra Assistant Commissioners, who were specially appointed for the work by orders of Government conveyed in your letter No. 103, dated 4th February 1870 :—

Amritsar	...	...	...	...	Agha Kulbábid.
Gurdáspur	...	...	...	...	Káim Ali.
Siálkot	...	...	...	...	Wazir Ali.
Lahore	...	...	...	...	Ghulám Nabi Khán.
Gujránwála	...	...	...	...	Fakír Zahur-ud-dín.

2. In Amritsar the work, as far as concerned the revision of entries in the settlement records, was commenced at the end of April 1870, and completed by the 31st of August 1870; in Gurdáspur the work was commenced in February 1870, and completed in November 1870; in Siálkot it was commenced in May 1870, and completed in October 1870; in Lahore it was commenced in May 1870, and finished in August 1870; and in Gujránwála it was commenced in May 1870, and brought to a conclusion in July 1870.

3. But a number of suits for matters connected with the Act were instituted after the actual revision of entries took place, and it was desirable to allow these cases to be decided by the officers named in your letter No. 103, dated 4th February 1870, and to receive reports as to the general working of the Act before closing proceedings. The officers employed in revision were therefore directed to send in final reports showing the result of their proceedings.

4. Reports have accordingly been submitted from all the above-named districts, giving an account of the method by which the revision of entries was carried out—the last of these was received, on 3rd June 1871, from the Commissioner of Lahore.

5. A recapitulation of the orders of Government with reference to the subject, and of the principles laid down for the guidance of the officers conducting the revision, is here given.

6. The following instructions, contained in paragraphs 2 and 3 of your letter No. 898, dated 1st December 1868, form the basis upon which action has been taken :—

“Section 45 of the Act declares that ‘all proceedings of officers of Government in making or revising, prior to the passing of this Act, settlements of land revenue shall, so far as such proceedings are consistent with the provisions of this Act, and subject to appeal and revision when an appeal and revision is provided, be deemed to have been taken in accordance with the law;’ and section 6 provides that ‘every tenant whose name appears in the records of a regular or revised settlement heretofore sanctioned by the Local Government as having a right of occupancy in land which he, or the person from whom he has immediately inherited, has continuously occupied from the entry of his name or the name of such person, as the case may be, shall be presumed to have a right of occupancy in the land so occupied, unless the landlord shall, in a regular suit, prove—

- (1)—‘That within the 30 years immediately before the institution of such suit other tenants of the same class in the same or in adjacent villages have ordinarily been ejected from their holdings at the will of the landlord; or
- (2)—‘That the tenant has voluntarily admitted before any officer employed in making or revising a regular settlement of land revenue, or before any officer authorized to attest the entries in the record of such settlement, that he is a tenant not having a right of occupancy, and that such admission has been recorded at the time by the officer so employed or authorized.’

“It follows that all proceedings in the recent settlements of the districts of Gurdáspur, Amritsar, Gujránwála, Siálkot, Kángra, Lahore, and Gujrát, whereby tenants previously recorded as tenants with a right of occupancy have been recorded as tenants-at-will, must be deemed invalid.”

7. It was subsequently decided that of the districts mentioned in the latter paragraph, two, *viz.*, Kángra and Gujrát, should be excluded from the number of those in which a revision of the entries in the settlement papers was deemed imperative; and the reasons for this exclusion, which it is not necessary to recapitulate here, were set forth, as regards Kángra, in this office No. 606—4554, dated 29th July 1869, and accepted in your predecessor's No. 955 A, dated 7th August 1869. In Gujrát there had been no wholesale alteration of tenant status at the second settlement, because the entries of rights of occupancy at the first settlement had been made in Gujrát with much more care than elsewhere, and after consideration of the nature of the occupancy as well as of its duration. Accordingly this report deals only with the five districts—Amritsar, Gurdáspur, Siálkot, Lahore, and Gujránwála.

8. In paragraph 4 of the letter of Government above quoted it was recorded as desirable that, besides the revision of the records of the recently-settled districts with reference to section 6 of the Act, the opportunity should be taken for classifying under sections 5 and 6 the several classes of tenants therein mentioned. But in Government letter No. 1196, dated 6th October 1869, it was considered that this classification of tenants with rights of occupancy would necessitate the employment of extra establishments and expense which there would be difficulty in meeting, and the plan was abandoned.

9. The operation of revision thus became much simplified, and, in accordance with the orders of Government in the same letter, the Financial Commissioner proceeded to consider the question of the agency to be employed in making the revisions, and of rules for their guidance. The Financial Commissioner's proposals on the latter subject were set forth at length in my predecessor's letter No. 870, dated 3rd November 1869, and approved by Government letter No. 1344, dated 22nd November 1869. In Government letter No. 103, dated 4th February 1870, the officers mentioned in the first paragraph of this report were entrusted with the task of revising the entries in the records of the several districts, and the instructions laid down in the letters No. 1196, dated 6th October, from Secretary to Government, and No. 870, dated 3rd November, from Secretary to Financial Commissioner, declared to be the principles on which they should base their operations.

10. A copy of the rules framed in accordance with these instructions was given to each of the revising officers, and one is appended to this report. The instructions conveyed by them may be epitomized as enjoining the following procedure:—

I.—To revise the entries by which tenants who were recorded at the previous settlement as having a right of occupancy had been deprived of that right otherwise than by a decree of court, or by a special written agreement, by erasing the invalid entries and making a fresh entry in red ink, stating that the tenant has a presumptive right of occupancy under section 6 of the Act, and informing the parties interested,—leaving it to the proprietor, on the one hand, to take the necessary measures for rebutting the presumption of occupancy rights should he think fit to do so, and to the tenant, on the other hand, to take the necessary measures for obtaining an authoritative declaration of his precise status as a tenant under class 1, 2, 3 or 4 of Section 5, or the classes described in Sections 6 or 8.

To this was added a negative injunction, to the effect that the revising officers were not to undertake the work of classification of tenants *proprio motu*.

II.—To record on each settlement misl in red ink an entry to the following effect:—
“Nothing in this misl, which relates to the subjects treated of in Section 16 of Chapter 3, or in Chapters 4, 5, and 6 of the Punjab Tenancy Act, shall be considered valid if opposed to the entries made in the first regular settlement, unless it is supported by an agreement or a decree of court, or is valid under Section 45 of the Act.”

With regard to Sections 10 to 15 of Chapter 3, treating of “rent,” it was noted that, as the rates of rent of tenants with rights of occupancy were fixed at the first settlement for the term of settlement only, and were therefore liable to revision when the assessment was revised, the enhanced rates of rent imposed at the revised settlements were protected by Section 45 of the Act, and were not to be altered without a decree.

The correction of the entries of status of cultivators and the insertion of the general note in the patwari's copy of the settlement misl was ordered to be made simultaneously with the correction of the Government copy (or copies), and it was ordered that each entry should be signed by the Extra Assistant Commissioner.

Thus the correction of the official records of the settlements was provided for. In order to provide for a corresponding revision of the title-deeds in the hands of cultivators and their landlords, it was provided—

III.—That all such title-deeds should be collected, and entries corresponding to the revised entries in the settlement records regarding the status of cultivators be made in them and attested by the Extra Assistant Commissioner, or his responsible subordinate, the qánúngo acting under his orders; and further that on any

document supplied to the people by the settlement authorities, whether an extract of the above nature or an extract from other parts of the settlement record touching upon the subjects treated of in Section 16 of Chapter 3, or Chapters 4, 5, and 6 of the Act, should have the general remark quoted above recorded on it, the meaning of which was to be explained to the parties concerned, after which process the papers, whether title-deeds or extracts, were to be returned to the people.

The revising officers were enjoined to undertake the work tahsil by tahsil, and they were empowered to make use of the whole staff of *qánúngo*s and *naiib qánúngo*s for the purpose. They were enjoined to use dispatch in making the corrections, and not to delay making the rectifications, because they might anticipate that numerous suits would be brought to set aside the record of the first settlement. They were not to consider themselves precluded from hearing suits brought under the Act, but to decide them as they arose as promptly as possible, making any alterations necessitated by decrees in such suits as the decrees were passed.

With these rules for their guidance the revising officers were started on the work.

An additional ruling found necessary; account given.

11. In the course of operations an additional ruling was found necessary, an account of which may be here given.

From an inspection of some cases relating to the status of cultivators with right of occupancy, it came to the notice of the Financial Commissioner that petitions for restoration of the status recorded at the first settlement were rejected, because that status had been lowered by a judicial order passed during revision of settlement; and on examining some of these judicial orders the Financial Commissioner discovered that the officer deciding the case had, in his judicial decision, awarded the cultivator whose status had been degraded a lease for a term of years instead of the tenure recorded at the first settlement.

12. In three cases, marginally noted, it had been decided by the Chief Court that to award a lease for a term of years in a judicial decision without the consent of either party was illegal, and the Financial Commissioner, concurring in this view, considered it hard as well as illegal that decisions founded on a principle which had been declared wrong should be allowed to prejudice the rights of those who petitioned for a restitution of their status under Section 6 of the Tenancy Act. On the ground therefore that the revising officers were officers of the districts concerned, with jurisdiction and powers co-ordinate in respect of such suits with the officers who passed these orders, the Financial

Gopal Singh *versus* Jowahir Singh.—Punjab Record No. 1, dated 5th December 1867.

Nathu Khán *versus* Sultán.—Punjab Record No. 18, dated 24th January 1868.

Het Rám *versus* Turti.—Punjab Record No. 42, dated 15th February 1868.

Account of three cases decided by Chief Court.

Commissioner gave instructions in his circular memorandum No. 4171, dated 19th July 1870, to the effect that a petition for restitution of status in such cases should be treated, if practicable, as a petition for review of judgment, and regarding the disposal of such cases where no petitions should be presented announced that orders would subsequently be issued when the number of them was ascertained.

This circular memorandum formed the subject of some correspondence, which, it is sufficient here to state, resulted in a ruling of the Government of India, No. 151, dated 17th March 1871, in which the correctness and legality of the circular memorandum were asserted.

13. The results of the proceedings of the revising officers will now be reviewed generally and severally with reference to—
Proceedings of revising officers reviewed.

I.—Revision of settlement records.

II.—Judicial cases.

14. It has been found during the preparation of this report that the number of judicial cases decided while the revision was in progress does not afford a sufficient basis from which to draw conclusions of much value as to the operation of the Act through the courts. Under these circumstances the Financial Commissioner has thought it best to embody in this report the returns of judicial cases instituted during the whole of the years 1870 and 1871, and notice of these cases will accordingly be made after the revision operations of each district have been separately reviewed. Separate statements of the judicial cases decided during the years 1870 and 1871, numbered II and III, are appended to this report. The former comprises results from February to the close of the year. This statement will not in every case correspond with the returns of judicial suits heard during the revision, as in every case the period of revision was not co-extensive with that of the statement. In reviewing the results in each district separately, notice will be taken of the judicial suits heard during the revision period; the whole results of the executive process, and of the judicial cases for the period during which revision was being carried on, as well as for the year 1871, will then be summarized, and general conclusions drawn.

15. This report deals primarily with the five districts where revision took place; but the opportunity has also been taken to review the effect of Section 11 of the Act in other districts,—separate statements, Nos. IV and V, having been compiled under the Financial Commissioner's order for all suits brought under this section in every district of the province up to the month of October 1871.

Review of the effect of Section 11 in other districts.

PART I.

DISTRICT RESULTS.

16. The Extra Assistant Commissioner, Agha Kulbábid, has submitted a brief report on the revision effected under his superintendence.

Amritsar district work reviewed.

There are 1,076 villages in the Amritsar district. In 637 of these revised entries have been made regarding the status of cultivators who lost their right of occupancy during the operations of the recent settlement. The number of entries so revised in these villages amounts to 11,951. The number of settlement misls on which the entry given in paragraph 10 of this report have been made is 868; while the title-deeds in the hands of proprietors and cultivators have had this entry recorded on them, or been otherwise revised with regard to the status of cultivators in the same villages. The Extra Assistant Commissioner reports that in about 6,000 holdings no alterations were made. It is supposed that this refers to the holdings of cultivators who had been degraded by the recent settlement operations to whom the right of occupancy was not restored during the revision.

17. The litigation caused by the introduction of the Act was not heavy during the revision. The following table shows the cases decided during that period :—

<i>Nature of claims.</i>	<i>Instituted.</i>	<i>Decided.</i>	<i>Sending.</i>
Rebuttal of presumption of right of occupancy, Section 6	153	43	110
Claims to rights of occupancy, Section 5	163	28	135
" for enhancement of rent, Section 11	15	8	7
" for abatement of rent, Section 14	28	28	0
TOTAL	359	107	252

Suits entertained prior to revision under what circumstances.

18. But prior to the revision suits had been entertained in the district courts under the following circumstances :—

Punjab Gazette Notification No. 912, dated 4th December 1868, declared the Amritsar district to be again under settlement. Thereupon suits for restoration of status were instituted in great numbers. The orders of Government in Secretary's No. 569, dated 14th April 1869, were to the effect that these petitions should be received and recorded, and a list prepared of them,—the petitioners being informed that they would be taken up and disposed of when revision proceedings were set on foot. When, however, the orders contained in Government letter No. 834, dated 25th June 1869, were promulgated, suits under the Act were heard and disposed of by selected officers; and Extra Assistant Commissioner Agha Kulbábid, who afterwards was employed for the revision, was the officer selected in the Amritsar district. The number of cases instituted during the remainder of 1869 was 370, of which 154 were decided by the Extra Assistant Commissioner. The whole of these petitions were brought under Sections 5 and 6 of the Act by tenants claiming restoration to the status of which they had been deprived at the recent settlement. During February, March, and April the number of cases of this nature instituted amounted to 1,746, while 1,925 such suits were decided during the same period. After April the majority of the suits still pending were treated on the executive side in the revision; the results of the judicial inquiries previously held must be added to those of the revision in order to obtain the total of cases disposed of. This gives nearly 13,000 cases in which the former status was restored to cultivators.

19. It will be observed that suits for enhancement of rent were only instituted in very small numbers. There can be no doubt that the power given

Suits for enhancement of rent.

to proprietors by Section 11 of the Act was not at first understood; and this being the case, it would not be fair to gauge the future effect of the Act by the feeling of the proprietors during the revision, since that which they had to gain by it was not then appreciated. This feeling has notwithstanding been far from adverse, according to the opinions of the officers of the district. The Extra Assistant Commissioner makes the following remarks upon this subject :—

" 1. Tenants are generally satisfied with the revision, and are eagerly engaged in getting hold of their land and holdings.

" 2. Landlords consider that the rights of tenants recorded in former settlement have been established by the introduction of the Act. They, however, bring suits for ejectment of such tenants as had been put out of possession, but the suits of the kind are not very numerous as yet."

Deputy Commissioner's remarks.

20. The Deputy Commissioner on this subject makes the following remarks :—

"The general feeling, so far as it has come under my observation, is undoubtedly favorable to the Punjab Tenancy Act. It has done much to secure the contentment of the masses of the population, who do not ordinarily, or until hard pressed, give vent to their opinions. The rush which was made by the tenants to obtain reinstatement in their hereditary rights, of which they were only now beginning to feel the loss as the protective leases fell in, shows how deeply they valued them, and how radically they had been affected by the operations of the recent settlement."

21. On the subject above referred to of the compensating clauses of the Act as regards proprietors, he adds: "It is probable that as the advantages conferred on proprietors by the Act become better known, the courts will be more resorted to by them. But in its present phase of working and effect of restoring the rights of hereditary tenants, the Act has excited no opposition. Whenever I have been in the district I have found no eagerness evinced on the subject, and the fact appears to be that the land-owners are not really averse to a hereditary tenure, as it secures to them permanent, and therefore better, tenants."

22. The total number of villages in this district in which the revision of settlement records was effected is 2,250. In 1,030 of these cultivators have received back their rights of occupancy during the revision to the number of 10,578. On all the copies of settlement misls the prescribed entry has been made, and the title-deeds of each village corrected according to the instructions.

23. The number of judicial claims decided during revision was as follows:—

Nature of claims.			Number of suits.
Claims to right of occupancy by tenants, Section 5	...	...	5
" for rights of occupancy by tenants, Section 6	...	...	1,430
Rebuttal of presumption of right of occupancy by landlords, Section 6	...	...	17
Claims for enhancement of rent, Section 11	...	...	24
" abatement of rent, Section 14	...	...	38
Disputes regarding alienation, Section 34	...	...	2
" " succession	...	...	3
TOTAL			1,519

The number of cases pending at the close of the operations is not shown. As the revision lasted from February to November 1870, and the number of cases decided during the year only amounted to 1,797, this result may be accepted as embracing only all the cases heard under the Act up to the latter month.

24. Here again the proprietors do not seem to have been fully aware at first of the privileges conceded to them under the Act of bringing suits for the enhancement of rent. The remarks of the Extra Assistant Commissioner are for this reason the more intelligible. He says the provisions of the Tenancy Act are not sufficiently understood. Landlords and tenants have in many cases privately agreed as to the rent payable by the latter. The introduction of the Act has created a feeling of bitter animosity between landlord and tenant, which will probably subside as the people become accustomed to the change.

25. The Deputy Commissioner says: "There can be no doubt that the changes made in the status of tenants by the present revision have caused feelings of bitter animosity between landlord and tenant, which, it is hoped, will gradually subside as the people become accustomed to the change."

26. Corrections were made in the papers of all the villages in this district,—2,234 in number.

Siálkot district work reviewed.

The Extra Assistant Commissioner reports that at the first settlement of this district 33,831 persons were recorded as having rights of occupancy in the settlement misl; of these 7,768 had abandoned their holdings previous to the recent revision of settlement.

At the latter settlement the remaining 26,063 were accounted for as follows:—

9,735 were accorded a perpetual lease,—1,896 by a judicial suit and 7,829 in a summary process; 16,328 persons received conditional lease for fixed periods,—1,059 by a judicial suit and 15,269 by a summary process.

27. After the completion of the settlement operations, 1,211 tenants were deprived of their holdings with their own consent in accordance with the provisions contained in the settlement papers, and 2,955 were judicially restored to their original status by the operation of the courts.

28. The Extra Assistant Commissioner considered himself precluded from making any summary corrections with regard to the following of these classes:—

Those to whom perpetual leases had been accorded in judicial suits	...	...	1,896
Those to whom temporary leases had been accorded in judicial suits	...	...	1,059
Those who were deprived of their status by their own consent	...	...	1,211
TOTAL			4,166

There remained 21,897 persons, in whose favor the revised entries were accordingly made.

29. No report has been received of the number of judicial suits instituted during the revision. It is therefore not clear whether to any extent the ruling given in Financial Commissioner's circular memorandum No. 4171, dated 19th July 1870, was brought into operation for the restoration to their former status of those cultivators to whom in judicial suits temporary or permanent leases were accorded. The return of judicial

*No report received of the number of judicial suits instituted during the revision.

suits instituted in accordance with the provisions of the Act in the Silákot district during the year 1870 are given in the subjoined table :—

Nature of Claim.	No. of Suits instituted.	Decided in favor of Plaintiff.	Decided in favor of Defendant.	Pending.
By tenants for declaration of status, Section 5 ...	78	29	48	1
By tenants for declaration of status, Section 6 ...	556	204	302	50
By landlords for rebuttal of presumption of occupancy, Section 6 ...	143	60	79	4
By landlords for enhancement of rent, Section 11 ...	17	9	5	3
Number of successions by collaterals, Section 36 ...	1	0	1	0
TOTAL ...	795	302	435	58

With regard to the effect of the operations in this district, the Deputy Commissioner remarks :—

"I have mixed freely with the people in my district of late, and have visited most parts of it on circuit, and have as yet had no complaints brought forward to me by any (proprietors or cultivators) on the subject; neither have any of my assistants brought to my notice any such complaints or petitions.

30. The Extra Assistant Commissioner, Ghulam Nabbi Khan, has submitted an exhaustive and interesting report on the operations of revision in the Lahore district, a translation of which by Mr. Barkley is herewith forwarded.

In 1,068 villages the work has been carried out; of 22,812 persons recorded in the first settlement as possessing right of occupancy, only 2,745 had been so recorded at the recent settlement, which gives 20,057 as the number who were deprived of this right at the recent settlement.

Of this number, 12,416 were summarily restored to their status during the revision of the papers; 931 had been previously restored to their status by judicial decisions, and the remaining 3,710 are accounted for as follows :—

Suits dismissed ...	...	...	193
Left their holdings ...	...	...	3,362
Lost their lands by diluvion ...	...	...	983
Granted leases ...	...	...	2,172
TOTAL ...	...	...	6,710

The Extra Assistant Commissioner reports, with reference to the last-named number, that, under instructions from the Commissioner of the division, all those tenants who had signed agreements with their landlords for leases for fixed periods were considered to be barred from the privilege of a summary revision, and referred to regular suits; and the 2,172 above entered represent the cases which had not been taken up by the Extra Assistant Commissioner when the Commissioner's instructions were received. But previous to this the leases had been disregarded by the Extra Assistant Commissioner, and in the case of 1,421 persons cancelled on the executive side, the tenants being restored to their status. These were not, however, cases decided judicially at settlement. These 1,421 cases are included in the 12,416 in whose favor entries were made without judicial enquiry.

31. As regards judicial returns, the following table gives a complete result of all the litigation which took place under the Act up to the time of submitting the report. The cases decided by other judicial officers of the district are included in this statement.

Nature of Claim.	No. Instituted.	Decided in favor of Plaintiff.	Decided in favor of Defendant.	Pending.
Suits by tenants for right of occupancy under Section 5 ...	33	33	...	...
Suits by tenants for right of occupancy under Section 6 ...	518	518	...	...
Suits by landlords for rebuttal of presumption of right of occupancy under Section 6 ...	24	6	18	...
Suits by tenants for right of occupancy under Section 8 ...	2	1	1	...
Suits by landlords for enhancement of rent, Section 11 ...	74	20	49	5
Suits by tenants for abatement of rent under Section 14 ...	12	...	11	1
Suits by landlords for ejection on compensation, Section 19 ...	3	1	2	...
Suits regarding succession ...	4	1	3	...
Other suits ...	6	4	2	...
TOTAL ...	676	584	86	6

Of the large numbers of suits in the second line, 518 were decided by the courts previous to the institution of revision, in all of which decrees were given. It will be seen that in none of these cases was an order adverse to the cultivators recorded. The fact is that all these cases,

with the exception of 21 in which a judicial inquiry was instituted after the close of the revision, might have been decided executively in accordance with the orders subsequently followed.

In these 518 suits 931 persons were restored to their status as cultivators with right of occupancy.

The number of tenants thus restored, added to those who recovered their status under the summary revision, amounts in all to 13,347, or about two-thirds of the number, 20,057, who lost their status in the recent settlement.

32. The Extra Assistant Commissioner reports that he at first refused to take up claims by landlords for enhancement of rent, on the ground that a revision of rents had taken place at the revised settlement, and that under section 13 of the Tenancy Act no claim for enhancement could be heard until five years had elapsed from the last enhancement. It was pointed out to the Extra Assistant Commissioner on appeal that section 13 applied only to cases in which decrees for enhancement had been passed under section 10 of the Act, and that by Rule 8 of the rules issued by the Financial Commissioner for the revision of tenant entries it was only intended that no alterations should be made in rents fixed by the Settlement Officer at the revised settlement except by decrees passed in suits brought under the Act. The result of this ruling is described in the Extra Assistant Commissioner's report as follows:—

“The number of cases has been increasing to such an extent that, as it were, cases of enhancement of rent may be said to be pending against all the hereditary cultivators in the district. It has been ascertained by scrutiny that at settlement the malikana to be paid to the owners by hereditary cultivators was fixed at from 1 anna to 12 annas on the rupee of Government revenue; but recently in the cases of enhancement of rent which have been decided it has often been awarded at the rate of one rupee per rupee of revenue. It is very probable that in many cases the rate will exceed this, and when proprietors are authorized by law to claim an increase of their share, it is not to be expected they will let the advantage slip.”

Sections 37 to 40 of the Act have been, the Extra Assistant Commissioner observes, carefully kept in view, and rents have not been enhanced until a tenant has been compensated for his improvements.

Twenty-nine cases occurred in which a review of judgment was applied for by tenants who had received leases for a term of years in lieu of their right of occupancy in judicial decisions passed at the recent settlement.

In 20 suits the petition for review was admitted, the lease being set aside; 5 were dismissed, and 4 still pending.

33. The provisions of the Act are said to be generally understood by the people of the Lahore district. The Extra Assistant Commissioner anticipates that the passing of the Act will be for some time regretted by the proprietary class, but the enhancement of rent which proprietors can obtain under its provisions are a great salve to the wounds which the passing of the Act has caused them. He says that although the Act is very favorable to the tenant class, yet when they find that their rents can be so largely increased upon them, “their joy is turned into sorrow.” He adds: “In short, in my opinion, the rights of both the proprietors and the tenants are equally well protected by the Act.”

34. During the revision of the records of the Gujranwála district by Extra Assistant Commissioner Fakir Zahur-ud-din, 6,230 tenants who had been deprived of their rights of occupancy in the recent settlement were summarily restored to their former status. The number of villages in which these corrections have been made amounts to 786, out of 1,201 villages in the whole district. The settlement misls and title-deeds of the same villages have been duly corrected in accordance with the instructions.

35. The judicial cases instituted in consequence of the Punjab Tenancy Act during the year of revision are as follows,—no separate returns of the suits heard during the period of revision has been received:—

Nature of Claim.	No. Instituted.	DECIDED		PENDING.
		In favor of Plaintiff.	In favor of Defendant.	
1.—Suits by tenants for declaration of status under Section 5...	77	24	39	14
2.—Ditto ditto ditto Section 6...	380	213	144	23
3.—Ditto by landlords for rebuttal of right of occupancy, Section 6	39	20	12	7
4.—Ditto ditto for enhancement of rent, Section 11	1	...	1	...
5.—Ditto by tenants for abatement of rent, Section 14	2	1	1	...
6.—Ditto for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause 2	11	9	2	...
7.—Number of cases of alienation of rights of occupancy, Section 34	11	7	4	...
8.—Number of cases in which landlords have obtained pre-emption	10	3	3	4
9.—Number of successions by collateral, Section 36	8	4	2	2
TOTAL	539	281	208	50

41. Among the suits by tenants for declaration of status under Section 6 a majority of cases were those instituted during the earlier months of the year, when it was not known that a restoration of the status of those who were deprived of it under the recent settlement operations would form an executive, and not a judicial, process.

42. The number of suits instituted by tenants for declaration of status under Section 5 cannot be accounted for in the several districts by any local influences. In Gurdáspur nearly half the total number of these cases took place. It will be observed that nearly half thus to enhance the value of their status were successful.

43. Suits for rebuttal of presumptive right of occupancy did not reach in number more than 1 in every 14 villages where corrections were made, and not 1 per cent. on the number of tenants restored to their status.

44. Suits for enhancement of rent, which are rightly considered by Extra Assistant Commissioner Ghulám Nabbi Khán as the means by which the landlords are compensated under the Act for the loss of their short-lived advantages, were instituted in very small numbers—not more than in the proportion of 1 to every 60 villages under revision; but in the case of the Lahore district the Extra Assistant Commissioner expressed his opinion that these suits will be largely resorted to. Further on, it will be seen that this anticipation was correct, and that the landlords of other districts were not slow to avail themselves of the same advantages.

45. The judicial suits brought during revision operations having been considered under the head of each district separately and collectively for the five districts, those subsequently entertained during the year 1871 will now be reviewed, as intimated in paragraph 14 of this report.

A statement of these cases is given among the Appendices to this report as No. III.

46. Four classes only of the suits therein detailed call for remarks, the remainder not being in sufficient numbers to establish any conclusions of value. These classes are,—suits by tenants for declaration of status under Sections 5 and 6 of the Act, suits by landlords for rebuttal of presumptive rights of occupancy under Section 6, and for enhancement of rent under Section 11. The number of pending suits in the last column but four of the statement corresponds with the number shown in the appropriate column of the statement for 1870,—with one exception, that the number of suits by tenants for declaration of status under Section 5 of the Act in the latter is 73, and in the former 71; and this is explained to be due to an error in the Gujranwála returns for the former year, as stated in the column of remarks.

47. The following abstract shows the number of cases for each district under these four classes decided during the year :—

	AMRITSAR.		SIALKOT.		GURDASPUR.		LAHORE.		GUJRANWALA.		TOTAL.	
	For Plaintiff.	For Defendant.	For Plaintiff.	For Defendant.	For Plaintiff.	For Defendant.	For Plaintiff.	For Defendant.	For Plaintiff.	For Defendant.	For Plaintiff.	For Defendant.
Suits by tenants for declaration of status under Section 5	51	105	45	35	1	4	...	...	57	81	154	225
Ditto ditto Section 6	19	8	87	69	193	105	...	...	95	123	394	305
Suits by landlords for rebuttal of presumption of right of occupancy of tenant under Section 6	149	103	31	20	92	97	4	6	15	40	291	266
Suits by landlords for enhancement of rent under Section 11	26	25	62	20	278	135	67	2	8	2	441	184

As might have been anticipated, the number of suits by tenants for declaration of status shows a small proportion to the number of similar suits decided during the year in which the revision was being affected. Most of the claims were then brought forward and disposed of. The total absence of such suits in the Lahore district would point to the completeness of the investigation made by Extra Assistant Commissioner Ghulám Nabbi Khán, as it cannot fail to be noticed from a perusal of his report; but ordinarily in the case of each district the numbers of these suits diminished in each succeeding month, until towards the close of the year a minimum was arrived at.

48. The same process may be traced with regard to suits by landlords for rebuttal of right of occupancy; but the number of such cases slightly exceeded the number decided in the previous year, showing an increased appreciation of this provision of the Act.

49. Further, when we consider the suits by landlords for enhancement of rent we find that the number decided was nearly eight times as large as that of the previous year. Moreover, the number of decrees granted to landlords out of the number decided bears a much larger proportion to the total number than is apparent with regard to any other class of suits, from which it may be inferred, not only that the people are aware of the privilege conceded to the landlords by Section 11 of the Act, but also that the courts are not slow to confer it.

50. With regard to this subject the statements Nos. IV and V are appended, giving the number of suits for enhancement of rent in which enhancement was decreed for every district in the province, as intimated in paragraph 15 of this report. The results shown by these statements are not remarkable, but they show that in some parts of the country, besides those in which revision of entries has brought the Act to their doors, its provisions in respect to enhancement of rent are not wholly lost sight of by the landlords. Mr. Egerton has reason to believe from inquiries made by him in Siálkot and Gurdáspur, that the number of suits does not represent anything like the number of cases in which enhancement of rent has taken place. The figures in return No. V show in some degree the extent of the enhancement which has been decreed by the courts under the provisions of the Tenancy Act.

51. The total number of tenants whose status has been restored, or declared to be that of cultivators with rights of occupancy, up to the close of 1871, for the five districts in which revision took place, is as follows:—

By executive process	Persons.
„ judicial ditto, 1870	63,072
„ ditto, 1871	4,357
	548
TOTAL	69,977

This result, combined with the increase of suits by landlords for enhancement of rent, leads to the following general conclusion, *viz.*, that the effect of the Punjab Tenancy Act has been to re-establish to a very great extent the former status of cultivators, while, as a compensating element, the powers of enhancement of rent thereby conferred upon the landlords are being gradually brought into exercise, dispelling the notion that the provisions of the Act are entirely in the interests of the cultivators. If the power of enhancing the rent of tenants with right of occupancy during the period of settlement had been granted sooner, there would have been much less difference of opinion on the subject of these tenants.

Conclusion.

Extra Asst. Comr. Agha Kalbábid.
 „ Syud Káim Ali.
 „ Syud Wazír Ali.
 „ Fakír Zahur-ud-dín.
 „ Ghulám Nabí Khán.

52. In conclusion I am to observe that the officers who were entrusted with the duty of revising the entries in the settlement records have performed their work well.

53. There has been none of the extensive discontent which it was apprehended might arise from the operation of the Act; nor does the Financial Commissioner think it likely that any will hereafter arise.

54. The work of revision has been completed, and the greater number of the cases arising out of the revision have been decided. The Financial Commissioner considers therefore that the special appellate jurisdiction in cases relating to the status of tenants which was conferred on him by the Government notifications marginally noted may now be withdrawn.

Rules for carrying into effect the Punjab Tenancy Act (XXVIII of 1868) in districts recently settled.

The Punjab Tenancy Act is in force in all districts, and claims instituted under it will be disposed of by the ordinary civil courts, except in districts where the jurisdiction of the revenue courts, described in Section 21, Act XIX of 1865, has been continued or revived *quoad* cases under this Act, and districts where settlement operations are in progress.

2. The effect of the Act and of the orders of Government issued in connection therewith is that, as regards the rights of tenants, the records of the first settlement are presumably correct. The records of the recent settlements in the districts of Amritsar, Siálkot, Gurdáspur, Lahore, and Gujránwála must therefore be revised.

3. This revision is ordered by Government as an administrative matter. It is therefore not necessary to wait for tenants to petition for restoration to their former status. It should be made generally known that no such petitions are required, and that the entries of the record of the first settlement will be restored without them.

4. The settlement establishments having been withdrawn from the above districts, it has been determined by Government that the work of revision shall be carried out under the superintendence of selected Native Extra Assistant Commissioners, of whom one has been appointed for each district.

5. As regards occupancy rights (Chapter II of the Act), the duty of these officers will be to revise the entries made in the recent settlements,—to erase the invalid entries in red ink, and to make in each case a fresh entry in red ink, stating that the tenant has a presumptive right of occupancy under Section 6 of the Act, and to inform the parties interested, leaving it to the proprietor to take the necessary measures for rebutting the presumption of occupancy rights should he think fit to do so, and to the tenant to take the necessary measures for obtaining an authoritative declaration of his *precise* status as a tenant, *viz.*, whether he belongs to class (1), (2), (3) or (4) of Section 5, or to the classes described in Sections 6 or 8.

6. The revising officers must not undertake the work of *classification* of tenants *proprio motu*.

7. Entries relating to the matters treated of in Section 16 of Chapter III, and in Chapters IV, V and VI of the Act, *viz.*, commutation of rent, ejectment, relinquishment, leases, alienation and succession, and compensation for tenants' improvements, are also affected by the terms of the Act and of the Government orders, and, strictly speaking, should be revised in the same way as the entries affecting occupancy; but it has been determined by Government that it will be sufficient to record on each settlement *misl* in red ink, under the signature of the Extra Assistant Commissioner, both in the Government copy (or copies) and in the patwari's copy, an entry to the following effect:—

“Nothing in this *misl* which relates to the subjects treated of in Section 16 of Chapter III, or in Chapters IV, V, and VI of the Punjab Tenancy Act, shall be considered valid if opposed to the entries made in the first regular settlement, unless it is supported by an agreement or a decree of court, or is valid under Section 45 of the Act.”

8. With regard to Sections 10 to 15 of Chapter III, treating of “rent,” it must be noted that, as the rates of rent of tenants with right of occupancy were fixed at the first settlement for the term of settlement only, and were therefore liable to revision when the assessment was revised, the enhanced rates of rent imposed at the revised settlement are protected by Section 45 of the Act, and are not to be altered without a decree.

9. In cases where the entry in the recent settlement is in accordance with a decree of court, or an agreement in writing between the parties of the nature described in Section 2 of the Act, no correction of the new record is to be made.

10. The correction of the entries of status of cultivators, and the insertion of the general note in the patwari's copy of the settlement *misl*, should be made simultaneously with the correction of the Government copy (or copies), and each revised entry should be signed by the Extra Assistant Commissioner.

11. The above procedure will provide for the correction of the official records of the settlement. But provision must also be made for the correction of the title-deeds in the hands of the cultivators and their landlords.

12. The correction both of the official records and of the extracts in the hands of the people should be effected according to patwaris' circles of villages.

Each patwari must collect the extracts from settlement records held by cultivators and their landlords, and must bring them with him to the court of the revising officer (Extra Assistant Commissioner). They will there be altered in accordance with the alterations made in the settlement records; the alterations will be attested and signed by the Extra Assistant Commissioner, or by his responsible subordinate, the *qánúngo* acting immediately under his orders, and will be restored to the parties under the orders of the Extra Assistant Commissioner.

13. No fee is to be charged for these alterations of extracts under any pretence whatever.

14. Any document supplied to the people by the settlement authorities, whether an extract of the above nature or an extract from other parts of the settlement record, which touches upon the subjects treated of in Section 16 of Chapter III, or Chapters IV, V, and VI, should have the above-quoted general remark recorded on it, and the meaning of the remark should be explained to the parties concerned. The procedure with regard to this operation will be the same as the above.

15. The Commissioners will direct the *qánúngos*, *naib qánúngos* and patwaris of each district to be placed under the orders of the revising officers.

16. The work of revision should be undertaken *tahsil* by *tahsil*, and there will be no objection to employing the whole staff of *qánúngos* and *naib qánúngos* of the district in supervising the correction of the records of a single *tahsil* if it is found convenient to make this arrangement.

17. It is of great importance that the rectifications which the Tenancy Act renders necessary should be made quickly and correctly. Any alterations which may be required in consequence of decrees passed in suits brought under the Act can be made when each decree is passed, and there is no need whatever to delay making the rectifications because it is anticipated that there will be numerous suits brought to set aside the record of the first settlement. With reference to paragraph 6 of letter No. 103, dated 4th February, from Secretary to Government, Punjab, to Financial Commissioner, the revising officers are not to consider themselves precluded from hearing suits brought under the Act. The work of rectification of the new settlement record is the work for which they are specially appointed, and the hearing of suits must not be allowed to interfere with this work; but with this proviso the revising officers should decide cases as they arise as promptly as possible.

18. Section 43 of the Act and the stamp clauses of Sections 17 and 40 having been repealed by the Court Fees' Act VII of 1870, the proper stamps for cases between landlord and tenant will be found in the last part of Section 8 of that Act and in Article 5 of Schedule II.

19. A selection of the correspondence on which the present orders are based will be circulated for information.

Report by MUNSHÍ GHULÁM NABÍ KHÁN, Extra Assistant Commissioner, on the revision of Settlement Records with regard to hereditary tenure of tenant, &c., under Act XXVIII. of 1868.

SECTION I.

INTRODUCTORY.

The revision of settlement records under Act XXVIII of 1868 was commenced about the month of December 1869, and as no other instructions than those contained in the Financial Book Circular No. 18 of the 23rd December 1868 had been till then issued as to the mode of carrying out the provisions of the Act, the procedure prescribed in that circular was followed.

2. It was provided in paragraphs 4 and 5 of the letter from the Secretary to Government, Punjab, subjoined to the above circular, that in revising the records the opportunity should be taken of classifying tenants having, or presumed to have, a right of occupancy under Sections 5 and 6 of the Act. But as this could not be satisfactorily ascertained without judicial inquiry, the applications of tenants for the restoration of occupancy rights which had already been received and had been collected in the office, as also those subsequently presented, were treated as regular suits, and this procedure was continued until the new rules were issued.

3. As the investigation of the hereditary tenure of the tenants thus depended on the presentation of applications by them,—on this becoming known to them they began to present their applications, and up to the date of the issue of the new rules with reference to revision in April 1870, 1,107 such applications were received.

4. On receipt of the new rules judicial inquiries in these cases were entirely discontinued. The applications already received from the cultivators, with the exception of those in which judicial investigations had been completed, were all filed on record, and the revision was carried out according to the new rules.

5. This process of revision was taken in hand on the 10th May 1870. The Jarrwalpur tahsil was first taken up; and the patwaris and naib qánungos were summoned and placed under the superintendence of Wali Rám, the Sadr Qánungo, and the work was carried on under my general supervision. When the work of that tahsil was completed, the other tahsils were taken up successively, and the revision of the entire district was thus brought to conclusion in August 1870.

6. A summary investigation was made with reference to each holding by inquiry from the patwari, and in special cases by examination of the rent-roll, &c., of past year; and further inquiry was made through the tahsildars as to whether the cultivator was recorded as hereditary at the previous settlement, or his legal heirs had remained in possession and continued to cultivate the land until the preparation of the statement of investigation into the rights of hereditary cultivators prepared at the present settlement. All those whose possession was found to be continuous had revision effected in their favor, whilst those who had ceased to be in possession before the preparation of that statement were not affected by the revision, and any tenant of the latter class who put forward his claim to revision was instructed to institute a regular civil suit.

7. The revision was effected in the following manner:—

1st.—An entry of the purport of Rule VII of the rules issued by the Financial Commissioner, given in the margin, was made on each of the

Nothing in this misl which relates to the subjects treated of in Section 16 of Chapter 3, or in Chapter 45 and 6 of the Punjab Tenancy Act, shall be considered valid if opposed to the entries made in the first regular settlement, unless it is supported by an agreement or a decree of Court, or is valid under Section 45 of the Act.

settlement misls, i. e., that in the district office and that with the patwari. The following entry was made in red ink against each holding in the statement of the fields contained in each holding and against each field in the khasrah: "This tenant has the right of occupancy in the land under Section 6, Act XXVIII of 1868."

These words, however, were not repeated in each individual instance, but as far as possible this entry was made once for all against one holding, and a reference to it was inserted against the remaining holdings. In the "extracts of khateonis" and "agreement of proprietors" given at settlement to the land-owners similar entries were made in red ink with reference to the cultivators. Wherever any change was made in a settlement file I attested it with my signature; the extracts of the khateonis were similarly attested by Wali Rám, Sadr Qánungo.

SECTION II.

Tenants whose tenures were recorded as hereditary at the revision of settlement.

8. In Appendix A, columns 6 to 13, a detail is given of those tenants who at revision were recorded as having hereditary rights in accordance with the former settlement record; of those the rights of 931 persons (in columns 7 and 8) were ascertained by judicial investigation prior to the receipt of Financial Commissioner's instructions, as mentioned in paragraph 2 of this report.

9. In this class of suits the only point for investigation was to which of the classes described in Sections 5 and 6 of the Act the plaintiffs belonged. The proprietors who were the defendants utterly denied the truth of the claims preferred, without rebutting the pre-

sumption in their favor in the manner described in the latter part of Section 6 of the Act. None of the proprietors met the claims in these cases in this manner. The determination of the status of tenants in the cases above-mentioned should therefore be considered as sufficient and final, and no tenants should, except by appeal to a higher court, be allowed to institute a suit for the investigation of his tenure; but the proprietor may bring regular suits under the last portion of Section 6 to rebut the presumptive rights of occupancy awarded in favor of tenants under first portion of same section.

10. In column 9 are entered 1,421 tenants holding leases. These are the persons who on the investigation made into occupancy rights at the late settlement obtained leases from the proprietors for fixed periods and were recorded as tenants-at-will. At the commencement of the revision it was thought that no regard should be paid to those agreements, the proprietors being left to bring regular civil suits upon the leases granted by them if they thought proper to do so. It was, however, urged in one case by a proprietor that the deed executed by his tenant had been attested before the Settlement Officer, and that therefore under the latter part of Section 6 the tenant was not entitled to claim the right of occupancy in opposition to his own contract. The Commissioner being referred to on the point, considered the proprietor's objection valid owing to this, while all such cases in which revision had taken place were allowed to stand. Subsequently tenants who had executed such leases were excluded from the benefit of revision. Column 9 shows the number of tenants on lease who obtained the benefit of revision prior to the receipt of the above instructions.

11. Column 10 of the Appendix is very clear. In it are entered those tenants who were recorded as hereditary after the summary inquiry mentioned in paragraph 6 and in the manner described in paragraph 7.

SECTION III.

Tenants regarding whom no revision has taken place.

12. The following are the particulars of tenants excluded from the benefit of revision:—

I.—At the late settlement, besides the summary investigation into the rights of tenants effected by the aid of assessors, &c., regular suits were also instituted either by the proprietors against the tenants recorded as having rights of occupancy (prior to the preparation of the lists of tenants), or by the tenants who were deprived of rights of occupancy at the summary investigation to establish their occupancy rights. With reference to the second division of the latter part of Section 6 of the Act, no revision was made in favor of the tenants who had not succeeded in establishing their claims in such cases. A reference to column 15 will show that the number of such tenants was 193.

II.—Under the provisions of Section 6 of the Act the revision was made in those cases only in which the tenants had continuously occupied the land ever since the previous settlement; while the names of all those who appeared to have been out of possession at the time of the preparation of the list of hereditary tenants, or those who had subsequently given up the land and settled in some other village, or had died, were omitted. The number of such tenants, as per Appendix A, column 16, is 3,362.

III.—In column 17, Appendix A, 983 persons are shown whose land was carried away by the river after the previous settlement, and had remained under water until the late settlement. No revision could be made in such cases. They were left to be settled in case of dispute between the landlord and the tenant by a regular suit when the land was recovered.

IV.—It has been stated in paragraph 10 that it was directed by the Commissioner that those tenants who had obtained leases as tenants-at-will should not be admitted to the benefit of revision. Hence no revision has been made in such cases after the receipt of the order referred to, and the entries made at the present settlement have been allowed to stand. The number of such tenants, who are entered in column 18, was 217.

V.—It may be mentioned that the number of leases executed at the late settlement in the Kasur tahsil exceeds by far the numbers in other tahsils. In column 5, Appendix A, the number of tenants deprived of rights of occupancy is shown to be 7,296. Of these there were 2,963 who obtained leases. The percentage of tenants who obtained leases is thus 40.

13. It appears from Appendix A that in Lahore district there were at the former settlement 22,802 hereditary tenants; of these 2,745 only were recorded as hereditary at the late settlement, and 20,057 were deprived of rights of occupancy. At the present revision 13,374 have been restored to their former position, and 6,720 have not been admitted to the benefit of revision. In other words, about two-thirds of the number recorded as hereditary cultivators at the former settlement have retained their status, and the remaining one-third have lost it.

SECTION IV.

Procedure adopted in cases instituted and decided under Act XXVIII of 1868.

14. Appendix B shows the cases which were filed after the revision under the provision of the Act by the proprietors against the tenants. The statement includes all such cases decided by judicial officers of the Lahore district; for though such cases are generally received and heard in my court, they are by no means exclusively restricted to it, but are also filed and heard in other courts.

15. The particulars of the single case entered in column 1 of Appendix B are as follows:—

On revision the tenant was entered in red ink as hereditary under Section 6 of the Act. The proprietor filed a suit on the ground that on a previous suit brought by him against the tenants the latter had agreed to quit the land and a decree had been passed. Accordingly, on investigation, the proprietor's statement was found to be correct, and a decree was therefore given in his favor under Section 2 of the Act, and the alteration made in the revision was set aside.

16. In column 5, Appendix B, are entered 24 cases; of these 6 are cases in which decrees were passed. In all these the proprietors' claims were admitted by the tenants. In 4 of them tenants agreed, the confession of judgment was owing to an agreement between the proprietors and the tenants that a portion of the land should be restored to the former, and the remainder retained by the cultivators as permanent occupants. Decree was accordingly passed in favor of the proprietors for the portion given up by the tenants. In the other 2 cases the tenants agreed to give up their claim to occupancy rights on condition of being allowed to cultivate the land for ten years. In the remaining 18 cases the plaintiff's claim could not be proved, as in these cases of the 30 years mentioned in the 1st clause of the 2nd part of Section 6 of the Act seven years belonged to the time of the Sikh Government, when the land was not of any great importance, and when there was little difference between the proprietary and non-proprietary class of cultivators. The jagirdars realized their demands from the cultivators, whether proprietors or not, by appraisement or division of crops. It is therefore very difficult now to ascertain what tenants were ejected from their holdings at the will of their landlords during that period. As regards the remaining 23 years, it has not been shown that any tenants by any sufficient precedent entitled to rights of occupancy were ejected from their holdings at the will of the proprietors. Clause 2 comprises cases in which tenants have voluntarily admitted at the revision of records or investigation of claims that they would resign their title to land, or that they would in future cultivate subject to the proprietor's will. In suits of this description wherever investigation was made it was ascertained that no tenant agreed before any Settlement Officer of his own free will to resign his occupancy rights. On the contrary, it appears that it was then currently rumoured that no cultivators would be allowed to retain hereditary rights, and therefore these men, considering that if they opposed the wish of the proprietors they would be ejected at once, contrived to retain possession by assenting to a postponement of the proprietor's claim; but such consent is clearly not what is contemplated by Clause 2 of Section 6 of the Act.

17. The following are the particulars of the case entered in column 9 of Appendix B. The village was a pattidari one, and the tenant, besides holding occupancy rights in the land in dispute, had also proprietary rights in the village. The proprietor (plaintiff) alleged that the land was village common before the previous settlement, and that it was allotted to him in a division then effected, and that therefore under the latter part of Section 9 the tenant had not acquired occupancy rights in the land. The case, however, was dismissed on the grounds that the land claimed is not village common, and that Section 9 applies to those cases only which do not fall under any of the previous Sections 5, 6, or 8, and accordingly in the present case, as the occupancy rights of the tenant had been admitted under Section 6, the plaintiff had no remedy under Section 9.

18. Suits for enhancement of rents under Sections 10 to 13 of the Act were more numerous than any other class, and are still being instituted. They will probably continue to be instituted in large numbers, as the proprietors of land, which was at the recent settlement declared to be held at their will, and which has now been restored to the cultivators under the Act, whose rights of occupancy they would find it difficult, if not impossible, under the provisions of the Act to set aside, will endeavour to obtain compensation by enhancement of rents.

19. At first I thought that the number of cases for the enhancement of rents would not be large, as I supposed that when Settlement Officers had awarded an enhanced rent, the proprietors would not be at liberty to sue for enhancement of from five to seven years afterwards, as it had been provided in Clause 8 of the Financial Commissioner's instructions issued with the sanction of Government, that any enhancement of rent made at the settlement should be considered valid under Section 45 of the Act. Although, from the terms of the rule above referred to, it is clear that it was intended to prevent tenants from bringing frivolous suits to set aside the decisions of Settlement Officers enhancing the rent, yet when it is read in connection with Section 45 of the Act, the natural conclusion is that no proprietor could until five years had elapsed claim enhancement of the rent rate; for Section 45 distinctly provides that all proceedings of officers of Government prior to the passing of the Act should be considered to be proceedings under the Act, so far as consistent with its provisions. If therefore the enhancement effected by Settlement Officers be considered to have been made in accordance with the Act, Section 13 of the Act will prevent the proprietors from bringing any suit for further enhancement within five years from the conclusion of this settlement. Two cases of this kind were filed in my court in which the Settlement Officer had increased the rent rate, and the proprietors, considering the enhancement awarded to be insufficient, applied for further enhancement. I dismissed these cases on the ground that a suit for enhancement would not lie until five years had elapsed, but on appeal my decision was overruled, and it was laid down that the rule, with

instructions issued by the Financial Commissioner, simply meant that no alteration should be made in the course of the revision in the rent fixed by the Settlement Officers, and that it was in no way intended to debar any one from having recourse to regular suits. Since then the number of cases has been increasing to such an extent that, as it were, cases of enhancement of rent may be said to be pending against all the hereditary cultivators in the district. It has been ascertained by scrutiny that at settlement the malikana to be paid to the owners by hereditary cultivators was fixed at from 1 to 12 annas on the rupee of Government revenue, but recently in the cases of enhancement of rent which have been decided, it has often been awarded at the rate of one rupee per rupee of the revenue; and there is no limit to the rate at which enhancement may be awarded, as at present cases of enhancement of rent are decided in accordance with Clause 3, Section 11 of the Act, under which the rate can be increased to any amount which is not in excess of the rates paid by tenants-at-will holding similar land in the same or neighbouring villages, less the percentage specified in that clause, so that there is no limit to the rate at which rent may be fixed. It is very probable that in many cases the rate will exceed one rupee per rupee of the revenue, and when proprietors are authorized by law to claim an increase of their share, it is not to be expected that they will let the advantage slip.

20. It should also be noted that in dealing with applications for enhancement of rent in addition to Section 11 the provisions of Sections 37 to 40 were kept in view. For instance, where it appeared that the tenant had within the last 30 years constructed a masonry well or repaired an old one, or had dug a canal-cut, or had broken up waste or otherwise improved the land, inquiry was made as to the amount laid out by the cultivators upon such improvements. It was then considered within what period the amount laid out upon improvements could be made up by remitting the difference between the enhanced rate awarded and the former malikana, and the proprietor was then instructed to pay at once the whole amount laid out by the tenant upon improvements, in which case he should be entitled to receive the rent at the enhanced rate; or, if he did not do so, that the tenant should be entitled to hold at the former rate until he was compensated by the difference for his outlay, or until the proprietor should pay him the amount due as compensation, which, in consideration of his holding at the lower rate, would decrease year by year.

21. In column 14, Appendix B, decree is shown to have been given in 20 cases. Of these, two cases were decided on confession of judgment, the rule of malikana being fixed at 9 annas per rupee as Government revenue, by consent of both parties. The remaining cases were decided on the merits, besides the investigation in court,—commission being issued for local inquiry to the naib tahsildar, or in some cases to the sadr qánungo, who were instructed to ascertain the annual produce of the land. The cases were then disposed of under Clause 3 of Section 11 of the Act, by comparison with the rate of rent paid by tenants-at-will. In column 15 49 cases are shown as dismissed. Of these, 45 cases are of the single village of Tat, and they were disposed of by the Assistant Commissioner of Kasúr in the earlier part of the inquiry. The remaining four cases were decided by this court. Of these, two cases are those which have been already mentioned in paragraph 19. In the other two cases defendant produced an agreement from the plaintiff fixing the rent, and therefore, with reference to the provisions of Section 2 of the Act, no enhancement could be decreed contrary to the terms of the agreement. In appeal in all the above cases, except the last two, in one of which no appeal was preferred, the Commissioner, after such further inquiry as was necessary, reversed the orders of the first court, and awarded an enhancement of rent.

22. Up to the present time only three suits, which are shown in column 17 of statement B, have been instituted by proprietors under Clause 2 of Section 19 of the Act to deprive tenants of rights of occupancy. In two of those the plaintiffs' claims were dismissed, it having been found that the cultivator had been in possession for more than 30 years. In the third case decree was given to the plaintiff, and after local inquiry compensation was fixed at Rs. 13-2-6 per ghumaos. I believe this rate to be quite sufficient, considering that the land was simply barani (rain cultivation). The plaintiff has accepted this rate, and paid Rs. 361-8-0 for 27 ghumaos 4 kanals of land, but the tenant is altogether dissatisfied, and has appealed to the Commissioner's Court.

23. Only one suit was brought under Section 36 of the Tenancy Act to dispossess the collateral relatives of a deceased tenant with rights of occupancy. On inquiry it was found that the cultivation of the land had been commenced by the grand-father, present occupant, and cultivator of the deceased, and that after his death his sons jointly cultivated the land, and that it was only recently that the deceased and the present occupant, who were full cousins, separated their holdings. The suit of the plaintiff was therefore dismissed.

24. Out of the four cases shown in column 25, two were decided by Mr. F. D. O. Bullock, Assistant Commissioner, and two by Diwán Byjnáth, Honorary Extra Assistant Commissioner, and no further mention of these cases is necessary beyond this that, when the case was dismissed, the judgment of the court of first instance was reversed by Commissioner on appeal.

25. Appendix C includes all the suits instituted by the cultivators; columns 1 to 28 show those suits which were decided before the issue of the Financial Commissioner's rules for revision of settlement were judicially decided, as has been mentioned in paragraph 2 of this report; column 29 shows such applications as under the new rules were filed in the record office, without judicial inquiry, as explained in paragraphs 3 and 4 of this report.

26. Suits instituted by tenants after the revision of the settlement was completed are shown in columns 30 to 57. With reference to these, it need only be mentioned that the 21 cases in column 46 under Section 6 of the Act are those which are noticed in column 74 of this statement, and in column 6 of the second part of Statement C, and which will further be noticed in paragraph 29 and clause 1 of paragraph 33 of this report.

Column 50 shows two cases under Section 8 of the Tenancy Act. These were cases in which the cultivators, contrary to the entry in the record of the former settlement, claimed the right of occupancy on the ground of long possession. The facts of the case, in which decree was given in favor of the cultivator, were as follow:—

“The land of a nazul garden, known as Jowála Sing’s garden, has since the Sikh government been always under the cultivation of Iláhi Buksh. Pír Buksh, Daliwála, the lessee of the garden for life, ejected the cultivator. On inquiry the long possession of the plaintiff was established, and it was also found that in 1850 Mr. Raikes, Commissioner, had ordered that he should not be disturbed in his possession by any lessee; decree of the right of possession was therefore given in his favor under Section 8 of the Act. In the second case it was at first found plaintiff had no rights of occupancy, but on further inquiry being made by order of the appellate court, it was found that the cultivator had held adverse possession for 28 years, as he had never paid anything to the proprietor as rent beyond the Government revenue and the village expenses, and that 18 years ago he had constructed a masonry well in the land at his own expense. The right of occupancy was therefore admitted under Section 8, and his status was declared to be that of hereditary cultivators under Clause 1 of Section 6, except that he was protected from any action which might be brought by the proprietor under the latter part of Clause 2 of that Section.

27. In columns 58 to 69 are shown the suits instituted by cultivators complaining of excessive rents having been fixed by the Settlement Officers. All these applications were dismissed, as the causes of action were in neither of the two mentioned in Section 14 of the Act. Two suits were brought under Section 16 of the Act. In one of these the claim was dismissed, as the proprietor claimed commutation of a cash rent to a share in the produce without the defendant’s consent, and contrary to the former settlement. The second case is still pending. It is one in which at the previous settlement payment in kind at one-fourth the produce was fixed; but the cultivator contends that he never paid a share of the produce, but has always paid cash. The proprietor claims payment of a share in the produce at the rate paid by tenants-at-will of similar land in the same and adjacent villages, less 15 per centum on Government revenue. As the defendant does not agree to pay rent in kind, inquiry is being made as to whether, after the previous settlement and up to the commencement of the present settlement, the rent was paid in kind or in money, and the case will be decided on the merits after this has been ascertained.

28. Of the three cases contained in column 70, one is a case in which a nephew claimed succession to the hereditary cultivation of his deceased uncle. Decree was given in favor of the claimant under Section 36, it having been found that the land was originally cultivated by the grand-father of the claimant, on whose death the claimant and his uncle had cultivated jointly. In the remaining two cases the claimants in one were the wife and the nephew of the deceased. No decree could be given in favor of either, as the wife has no right of succession under Section 36 of the Act, and as the conditions contained in that Section in regard to the rights of nephews were not fulfilled in the case of second claimant, it not being proved that the common ancestor of the claimant and the deceased had been in possession of the land. It was proved that the cultivation commenced with the deceased. In the third case it was proved before the Assistant Commissioner of Kassúr that the custom in the village Tat in which the land was situate was that on the death of a hereditary cultivator without issue the land lapsed to the proprietor; and as the hereditary cultivator had died before Act XXVIII of 1868 came into force, the claimant, who was his nephew, was excluded from the succession, and the land was brought under the personal cultivation of the proprietors, it was held that the plaintiff’s claim could not be revived by the passing of the Act.

29. It has already been stated in paragraph 6 of this report that no revision of the records was made in the case of such cultivators as were found not to be in possession before the preparation of the statement of cultivator’s rights. One of those cultivators brought a regular suit to establish his right. On inquiry it was found that shortly before the late settlement the cultivator had been ejected by the proprietor, and brought a suit for possession, in which he obtained a decree which was upheld on appeal. The cultivator had then applied for execution, but the proprietor having preferred a further appeal to the Financial Commissioner, execution had been postponed;—afterwards, when the investigation of the rights of tenants in the Settlement Department commenced, as he was out of possession, he was not recorded as having rights of occupancy. The tenant, considering that the occupancy rights of tenants generally had been set aside by the Settlement Department, and that there was therefore no chance of a hearing, took no action whatever. Under these circumstances his dispossession has been taken to be of the same sort as that of the other tenants whose occupancy rights were set aside at the time of settlement. He has therefore obtained a decree of right of occupancy under Section 6 of the Act against the proprietor. This case is shown in column 74 of statement C, Part I.

30. In statement C, Part II, are shown the regular suits instituted by hereditary cultivators after the completion of the revision. Further mention of these cases will be made in the succeeding paragraphs.

31. Since in the case of those cultivators who were ejected from the land held by them under the statement of investigation into the rights of cultivators prepared at the present settlement, and who have been restored under Section 6 of the Tenancy Act, in some of the earlier cases, as mentioned in paragraphs 3 and 4 of this report, they were reinstated; after judicial investigation they were put in possession on summary applications by way of execution of decree. But on further consideration it appeared that these judicial decisions, like the revision as a matter of course, related only to the maintenance of rights of occupancy and not to delivery of possession; and the cultivators were therefore directed to bring separate suits to obtain possession. The regular suits thus instituted are exhibited in columns 1, 2 and 3 of statement C, Part II. Out of the suits thus instituted, nine were dismissed under the following circumstances: In one case it appeared that two years before the late settlement the proprietor had ejected the cultivator, and that the cultivator had not sued for possession until now. As under Clause 4, Section 7 of Financial Commissioner's Book Circular No. 46 of 1860, only one year is allowed for suits brought by tenants to recover possession, and this does not appear to have been repealed by any subsequent Act or order, the claim of the tenant was dismissed as barred by limitation. In the second case it was found that the tenant had not been dispossessed, but that he sued owing to the proprietor's demanding that he should quit the land. The third case was dismissed by Mr. Macauliffe, Extra Assistant Commissioner, as during the inquiry made by the Settlement Department into the rights of cultivators the tenant (plaintiff in the present case) had admitted before Agha Muhammad, Superintendent of Settlement, that they had given up the land in the previous "har," and had asked that the land should be entered as being under the cultivation of the proprietor himself. The remaining six cases were dismissed for default.

32. Columns 5 to 8 contain the cases in which Settlement Officers had fixed a term for protection in the cultivation in favor of hereditary cultivators by a judicial decision, and in which review was applied for under Financial Commissioner's Circular No. 4171 of 19th July 1870. They also include suits in which review was granted under instructions from the Commissioner, where no protection had been granted by the Settlement Department, but the right of occupancy had been entirely set aside.

33. In column 6, 20 cases are shown in which review has been admitted. The judgments passed in these cases at the time of settlement were not in accordance with the law relating to the decision of civil suits then in force. In eighteen of these cases rights of occupancy were restored under Section 6 of the Tenancy Act, and the proprietors were informed that if they wished to eject the cultivators, they must prove one of the two states of circumstances mentioned in Clauses 1 and 2 of that Section. In two instances the proprietors expressed their readiness immediately to prove that within the last 30 years such cultivators in the same and adjacent villages had been ejected at the will of the proprietors. The cultivators maintained that their ancestors had settled as cultivators in the village along with the proprietors when it was originally founded, and that they had ever since been in possession. On investigation the cultivators clearly established their allegation, and the proprietors failed to prove what they had alleged. The defendants were accordingly declared to be tenants with rights of occupancy under Clause 3, Section 5 of the Tenancy Act. In five cases review was refused, as there was nothing in the original order opposed to law.

34. Only one case is shown in column 9. This was a case in which the land had been swept away by the action of the river after the previous settlement, and was thrown up again at the late settlement, when the proprietors took possession. The tenant sued for possession, but his suit was dismissed, as under the terms of the administration paper of the former settlement land lost by diluvion which had been in the occupancy of a tenant could only be claimed by him when again recovered in case he had remained in the village during the period in which the land had been in the bed of the river. In the present case the tenant had left the village, and after the land was swept away, and had not returned for three years.

35. From Clause 4 of paragraph 12 of this report it will appear that under Section 2 of Act XXVIII of 1868 rights of occupancy were not restored to certain tenants whose hereditary tenure had been set aside at the recent settlement, but who had obtained leases for terms of years instead when their rights were not recognized, as of course at the revision many of these had recourse to the civil court and instituted suits to set aside the contract contained in the lease as invalid on the ground that the Settlement Officer contemplated the ejection of all cultivators who did not enter into agreements for terms of years with the proprietors. The suits shown in column 14 were tried by me and by Mr. Bullock, and as it was found that at the settlement it was generally believed by the cultivators that rights of occupancy would altogether be set aside, and that on this account, in order to retain the land under their cultivation, they entered into leases, and that had they not been influenced by this fear or mistake, they would not have voluntarily abandoned their rights of occupancy, decree was accordingly given under Clause 2, Section 12 of the Punjab Civil Code, Part I. The percentage of hereditary cultivators who entered into leases with the proprietors at settlement was about 25.

36. In column 15 seven cases are shown as dismissed. In three of these it was found that at the settlement the proprietors sued to eject the tenants, and the tenants, agreeing to give up their hereditary rights, accepted leases protecting them for a term of years. Three cases were dismissed by Mr. Bullock on account of the suit not having been properly instituted.

In two other cases the tenants voluntarily agreed to give rent in kind to the proprietors at one-fourth produce, and as they had thus not succeeded in gaining what they had sued for, these suits are returned in the statement as dismissed, it having been deemed unnecessary to add a column for "Razinama" to the statement for two cases only.

V.—MISCELLANEOUS.

37. It was necessary that the landlords and tenants should understand the process of revision and the more important points of the Act. I have no doubt that both the parties, as far as they were capable of comprehending them, have well understood the points affecting their interests, as in the first place the patwaris came to the district head-quarters with the settlement files and khateonis, and were employed for some time in the work of revision; and this gave publicity to it throughout the district, and the proprietors and cultivators ascertained what had been done in the revision from the patwaris. Accordingly many of the tenants whose names were not retained in the list of hereditary tenants for the reasons given in paragraph 12 of this report presented petitions to be maintained in their tenures, and the proprietors likewise filed cases to set aside the hereditary rights of tenants under Clauses 1 and 2 of Section 6 and Section 9, and for the enhancement of rent under Section 11, and to eject tenants under Clause 2 of Section 19 of the Act. All this shows that the effect of the revision and of the Act are generally known to the people. Besides this, the proprietors and tenants who attended court from time to time were also made acquainted with any necessary particulars. Lastly, in January 1871, I went on tour in the district, and on my route inspected some villages in all the tahsils, except the Shurrupur tahsil, where there are few hereditary tenants, and every halting place, and in the surrounding villages explained the nature of the revision which had been effected and the purport of Sections 5, 6, 8, 11, 14, 19, 32, 34, 36 and 37 of Act XVIII of 1868, in public assemblies. It thus appears that sufficient publicity has been given to the rules, and if further diffusion of this information be desired, explanations may be printed and given to each tenant and landlord.

38. As cases under the Tenancy Act have been heard in my court for more than a year, during which period I have had a great deal of business, and many cases connected with the Act, it is necessary that I should state to the best of my judgment the impressions produced in the minds of the people by the operation of the Act. The passing of the Act will for some time be regretted by the proprietary class, who had obtained an unexpected advantage, and have been at once deprived of it, especially by those who are most intelligent and disposed to reflection, and who by their ability and economy could make a profitable use of their proprietary rights. But when they come to take into account that formerly they usually received merely a nominal sum as malikana from the cultivators, *i. e.*, in the proportion of one anna to the rupee of Government revenue, or a little more in some exceptional cases, and that by means of this Act instead of one anna they are beginning to receive varying amounts up to one rupee, and that there is no limit to still further enhancement, they will become contented as that of the entire proprietary body only those aim at cultivating their proprietary lands in person who had been absent from home in search of service at the commencement of British rule and for some time after, and who are therefore not in possession of so much land as they are themselves able to cultivate. These are comparatively few; and, leaving them out of account, the main object of the proprietors is to obtain an increased income from these lands, and to these the Act is very favorable. With regard to the tenants, although the Act is *primâ facie* exceedingly favorable to this class, yet when they learn that instead of one anna they may have to pay one rupee, their joy is turned into sorrow. Still when they consider that previously they were being deprived of all connection with the land and had ruin and banishment staring them in the face, and that they have now obtained the right of permanent occupancy, they will not be much dissatisfied with this increase of the malikana payable. In short, in my opinion, the rights of both the proprietors and the tenants are equally well protected by the Act.

39. In conclusion it is necessary to bring to prominent notice the exertions of Wali Rám, the Sadr Qánungo, in the revision of the settlement records, which owing to his aid has been completed in a short time, notwithstanding the press of work, and without any additional expense to Government. Under these circumstances I beg to recommend a reward of Rs. 50 to Wali Rám out of the sum of Rs. 2,867-14-4, being savings from the pitwaris' fees, which is in hand, which would be a reward not inconsonant with the generosity of Government.

Statement showing the Work performed in the Revision of Tenant Entries in five Districts of the Punjab.

	GUJRANWALLAH.*			LAHORE. †				AMRITSAR. ‡			SIALKOT. §						GURDASPUR.				TOTAL.	REMARKS.
	Gujranwallah, 450 villages.	Weirabad, 269 villages.	Hafizabad, 492 villages.	Lahore.	Chunian.	Kustur.	Sarrakpur.	Amritsar, 375 villages.	Tarn Taran, 361 villages.	Ajinala, 340 villages.	Sialkot, 663 villages.	Pustur, 641 villages.	Zaffarwal, 635 villages.	Reval, 495 villages.	Gurdaspur, 707 villages.	Batalah, 496 villages.	Shakargarh, 758 villages.	Pothohar, 289 villages.				
Number of villages in which entries regarding status of cultivators have been corrected.	None required.	23	248	...	...	...	...	61	58	35	...	...	...	230	...	...	...	...	655	* The revision or tenant entries and Settlement Records have been completed in the Gujranwallah tahsil, but 58 reports of patwaris for correction of names of hereditary cultivators remain to be disposed of.		
Number of villages in which entries regarding status of cultivators have been corrected previously.	332	183	...	269	299	255	245	228	220	35	663	541	535	265	322	306	231	171	5,100	In the Wazirabad tahsil, the work of revision and correction is completed; but 21 reports of patwaris for corrections of names of hereditary cultivators are pending. Sixty patwaris were selected. In the Hafizabad tahsil the work of revision and correction of entries is completed; only 21 reports are pending. All such will have been acquired info on the spot, and are unconnected with the corrections shown in this Statement. Ninety-four patwaris have been employed.		
Number of entries of revised settlement record restored to the status of settlement by corrections in red ink, under Rule V.	None required.	168	1,944	...	...	...	...	1,387	1,205	456	...	...	...	2,347	...	...	...	...	7,507	† All tahsils have been completed, with the exception noted in column VII. only. All will be completed in three months or a month's time, nor is there any need for an establishment: 1 Sadr Kanungo, 2 Kanungos, and 2 Naibs, and 27 patwaris (all in district) did the work which was concluded in all June.		
Total number of entries corrected.	2,768	1,518	1,944	3,531	3,876	4,022	87	5,261	3,529	3,161	...	...	...	21,897	3,392	2,470	2,128	2,588	63,772	‡ No remarks.		
Number of settlement mals on which the entry prescribed in Rule VII. has been recorded up to date.	332	206	248	269	209	255	245	289	278	301	663	541	535	495	707	496	758	289	7,295	§ The whole of the work of revision has been completed.		
Number of villages in which the private title-deeds or extracts have been corrected under Rule XII.	332	206	248	134	150	64	84	289	278	301	663	541	535	495	707	496	758	289	6,570	The revision of tenant entries in Settlement Records and revision of sanads in possession of proprietors and tenants is completed; but out of the sanads shown in column 6, 2,411 sanads are in the hands of proprietors by proprietors and tenants, and cannot therefore be revised.		
Number of villages in which title-deeds have still to be corrected.	No more requiring correction.	In 53 villages	In 244 villages	135	199	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	In the total 21,897 entries corrected in the Sialkot district are included, of which the detail for each tahsil has not been furnished.	

Statement showing the Tenancy Act Cases instituted and disposed of in five Districts

	District.	FEBRUARY.			MARCH		
		Instituted.	DECIDED.		Instituted.	DECIDED.	
			In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
I. Suits by tenants for declaration of status under Section 5 ...	AMRITSAR.	...	...	...	17	...	...
II. Suits by tenants for declaration of status under Section 6 ...		705	142	41	1,214	997	19
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		1	1	...	5	...	...
IV. Suits by landlords for enhancement of rent under Section 11 ...		...	...	...	...	...	...
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34 ...		...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI ...		...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...
TOTAL ...		706	143	41	1,236	997	19
I. Suits by tenants for declaration of status under Section 5 ...	SIALKOT.	6	...	4	...	...	2
II. Suits by tenants for declaration of status under Section 6 ...		113	18	35	138	9	33
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		53	25	28	5	1	...
IV. Suits by landlords for enhancement of rent under Section 11 ...		2	2	...	...	...	...
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34 ...		...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI ...		...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...
TOTAL ...		174	45	67	143	10	35

of the Punjab from the introduction of the Act to the 31st December 1870.

APRIL.			MAY.			JUNE.			JULY.			AUGUST.		
Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
	In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
...	...	...	6	...	1	75	...	...	44	1	...	9	...	...
27	620	6	54	15	21	125	140	...	61	152	1	9	34	...
6	...	...	15	2	2	31	...	...	15	...	...	54	8	11
...	...	...	5	...	...	3	3	...	...	...	...	10	...	...
22	...	...	...	...	...	2	...	...	4	...	...	...	21	...
...	...	...	2	...	1	...	...	...	...	...	...	...	...	1
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
55	620	6	82	17	25	236	143	...	124	153	1	82	63	12
...	...	...	...	...	...	3	...	3	11	5	6	8	2	4
110	2	23	55	58	65	25	30	55	6	34	14	49	9	9
15	...	...	12	4	6	2	3	9	...	8	1	34	3	3
...	...	...	...	...	...	...	...	...	...	...	...	5	2	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	1	...	1	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
125	2	23	68	62	72	30	33	67	17	47	21	26	16	16

Statement showing the Tenancy Act Cases instituted and disposed of in five Districts

	District.	SEPTEMBER.			OCTOBER.			NOVEMBER.		
		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
			In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
I. Suits by tenants for declaration of status under Section 5 ...	AMRITSAR—concluded.	12	...	...	2	...	28	5	5	34
II. Suits by tenants for do. under Section 6 ...		...	1	...	10	2	8	7	5	4
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		9	5	6	25	9	7	15	29	15
IV. Suits by do. for enhancement of rent under Section 11 ...		...	...	...	...	8	...	...	...	...
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	7	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...	...	...	...
VII. No. of alienation of rights of occupancy under Section 34 ...		...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI ...		...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...
TOTAL ...		21	6	6	37	19	50	27	39	53
I. Suits by tenants for declaration of status under Section 5 ...	SHALROT—concluded.	...	...	...	26	8	12	15	5	10
II. Suits by tenants for do. under Section 6 ...		...	...	...	33	13	18	21	18	38
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		...	...	...	3	3	13	5	8	14
IV. Suits by do. for establishment of rent under Section 11 ...		...	...	...	1	2	2	5	3	2
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...	...	...	...
VII. No. of alienation of rights of occupancy under Section 34 ...		...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI ...		...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...
TOTAL ...		...	...	...	63	26	45	46	34	64

of the Punjab from the introduction of the Act to the 31st December 1870--continued.

DECEMBER.			TOTAL.				GRAND TOTAL.				REMARKS.
Instituted.	DECIDED.		Instituted.	DECIDED.		Pending.	Instituted.	DECIDED.		Pending.	
	In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.			In favor of plaintiff.	In favor of defendant.		
3	4	42	173	10	105	58	665	281	311	73	Seventeen cases were shown as pending in the District Return for October, but two of them were brought forward in the November Return under Class IX.
8	12	...	2,220	2,120	100	...	5,112	4,076	931	105	
15	16	32	191	70	73	48	517	191	222	104	
...	1	2	18	12	2	4	127	54	25	48	
...	...	...	28	21	7	...	119	24	95	...	Six cases shown as pending by the Deputy Commissioner in his Return for the period from the introduction of the Act up to close of April, have been struck off his return for the month of May, four under Class VII. and two under Class VIII.
...	...	...	2	...	2	...	13	9	4	...	
...	...	...	...	...	...	...	13	8	5	...	
...	...	...	...	...	...	...	13	6	3	...	
...	...	...	...	...	...	...	120	112	6	...	
...	...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	...	
26	33	76	2,632	2,233	289	110	6,699	4,761	1,602	330	
9	9	7	78	29	48	1	665	281	311	73	
6	13	12	556	204	302	50	5,112	4,076	931	105	
14	5	5	143	60	79	4	517	191	222	104	
4	...	1	17	9	5	3	127	54	25	48	
...	...	...	...	...	...	...	119	24	95	...	
...	...	...	...	...	...	...	13	9	4	...	
...	...	...	...	...	...	...	13	8	5	...	
...	...	...	...	...	...	...	13	6	3	...	
...	...	...	1	...	1	...	120	112	6	...	
...	...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	...	
33	27	25	795	302	435	58	6,699	4,761	1,602	330	

Statement showing the Tenancy Act Cases instituted and disposed of in five Districts of the

	District.	FEBRUARY.			MARCH.		
		Instituted.	DECIDED.		Instituted.	DECIDED.	
			In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
I. Suits by tenants for declaration of status under Section 5 ...	GURDASPUR.	256	139	117	1	1	...
II. Suits by tenants for declaration of status under Section 6 ...		380	216	60	147	124	30
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		...	...	...	...	...	...
IV. Suits by landlords for enhancement of rent under Section 11 ...		3	...	...	1	1	3
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34 ...		...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36...		...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI...		...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...
TOTAL ...		639	355	177	149	126	33
I. Suits by tenants for declaration of status under Section 5 ...	LAHORE.	26	22	...	...	4	...
II. Suits by tenants for declaration of status under Section 6 ...		528	368	40	48	122	...
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		3	...	2	...	...	...
IV. Suits by landlords for enhancement of rent under Section 11 ...		...	...	...	...	...	...
V. Suits by tenants for abatement under Section 14 ...		45	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2)...		...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34 ...		...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		90	58	...	14	46	...
X. No. of claims for compensation under Chapter VI...		...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...
TOTAL ...		692	448	42	62	172	...

Punjab from the introduction of the Act to the 31st December 1870—continued.

APRIL.			MAY.			JUNE.			JULY.			AUGUST.		
Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
	In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
...	...	...	47	...	1	1	2	1	...	5	...	...	3	...
66	22	50	186	153	14	78	45	22	137	59	17	97	134	58
6	...	...	23	...	...	...	6	...	...	18	...	15	5	1
...	...	...	5	...	...	3	...	...	1	5	...	16	1	...
...	...	...	37	...	...	1	1	...	...	1	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	1	...	...	...	...	...	...	...	...	...	...	...
...	...	...	3	...	...	...	...	...	...	...	...	...	3	...
...	...	...	...	...	...	...	...	...	...	...	...	3	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
72	22	50	302	153	15	83	54	23	138	88	17	131	146	59
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	10	...	...	...	4	...	...	32	...	...	...	...	...	...
...	...	1	6	...	...	14	...	9	11	3	6	4	4	12
...	...	...	...	...	...	2	...	...	...	...	...	2	...	2
...	...	45	3	...	...	3	...	3	...	...	3	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	3	...	...	1	2	1	...	...	1
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	10	46	9	...	4	22	...	44	12	5	10	6	4	15

Statement showing the Tenancy Act Cases instituted and disposed of in five Districts of the

	District.	SEPTEMBER.			OCTOBER.			NOVEMBER.		
		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
			In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
I. Suits by tenants for declaration of status under Section 5	GUDASPUR—concluded.	...	...	...	...	36	...	...	...	...
II. Suits by tenants for do. under Section 6		...	...	...	60	111	10	116	76	29
III. Suits by landlords for rebutting presumption of occupancy under Section 6		...	...	...	8	...	13	39	...	3
IV. Suits by do. for enhancement of rent under Section 11		...	...	...	7	1	...	25	6	7
V. Suits by tenants for abatement under Section 14		...	...	...	...	...	36	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2)		...	...	...	...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34...		...	...	...	...	...	1	1	1	...
VIII. No. of cases in which landlords have obtained pre-emption		...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36		...	...	...	...	2	1	...	...	...
X. No. of claims for compensation under Chapter VI.		...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them		...	...	...	...	...	...	...	...	...
TOTAL		...	...	...	75	150	61	181	83	39
I. Suits by tenants for declaration of status under Section 5	LAKHNER—concluded.	...	...	...	...	...	...	...	...	...
II. Suits by tenants for do. under Section 6		...	...	...	...	...	...	...	...	...
III. Suits by landlords for rebutting presumption of occupancy under Section 6		...	...	...	2	...	...	3	...	2
IV. Suits by do. for enhancement of rent under Section 11		...	...	...	...	...	...	6	2	...
V. Suits by tenants for abatement under Section 14		...	...	...	...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2)		...	...	...	...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34...		...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption		...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36		...	...	...	...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI.		...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlords from making improvements desired by them		...	...	...	...	...	...	...	...	...
TOTAL		...	...	...	2	...	...	9	2	2

Punjab from the introduction of the Act to the 31st December 1870—continued.

DECEMBER.			TOTAL.				GRAND TOTAL.				REMARKS.
Instituted.	DECIDED.		Instituted.	DECIDED.		Pending.	Instituted.	DECIDED.		Pending.	
	In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.			In favor of plaintiff.	In favor of defendant.		
1	1	...	306	187	119	...	665	281	311	73	Seventeen cases were shown as pending in the District Return for October, but two of them were brought forward in the November Return under Class IX.
113	99	19	1,380	1,039	309	32	5,112	4,076	931	105	
10	5	6	101	34	23	44	517	191	222	104	
15	11	5	76	25	15	36	127	54	25	48	
...	...	...	38	2	36	...	119	24	95	...	
...	...	...	...	...	...	...	13	9	4	...	Six cases shown as pending by the Deputy Commissioner in his return for the period from the introduction of the Act up to close of April, have been struck off his return for the month of May, four under Class VII, and two under Class VIII.
...	...	...	2	1	1	...	13	8	5	...	
...	...	...	3	3	...	...	13	6	3	...	
...	...	...	3	2	1	...	120	112	6	...	
...	...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	...	
139	116	30	1,909	1,293	504	112	6,699	4,761	1,602	330	
5	5	...	31	31	...	...	665	281	311	73	
...	...	...	576	500	76	...	5,112	4,076	931	105	
...	...	3	43	7	35	1	517	191	222	104	
5	6	...	15	8	2	5	127	54	25	48	
...	...	...	51	...	51	...	119	24	95	...	
...	...	...	...	...	...	...	13	9	4	...	
...	...	...	...	...	...	...	13	8	5	...	
...	...	...	...	...	...	...	13	6	3	...	
...	...	...	108	106	2	...	120	112	6	...	
...	...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	...	
10	11	3	824	652	166	6	6,699	4,761	1,602	330	

Statement showing the Tenancy Act Cases instituted and disposed of in five Districts of the

	District.	FEBRUARY.			MARCH.		
		Instituted.	DECIDED.		Instituted.	DECIDED.	
			In favor of plaintiff	In favor of defendant.		In favor of plaintiff	In favor of defendant.
I. Suits by tenants for declaration of status under Section 5	GUJRANWALA.	3	...	1	3	...	...
II. Suits by tenants for do. under Section 6 ...		18	9	4	13	2	...
III. Suits by landlords for rebutting presumption of occupancy under Section 6		5	5	...	1	...	...
IV. Suits by do. for enhancement of rent under Section 11		...	...	...	...	...	...
V. Suits by tenants for abatement under Section 14		1	1	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2)		7	1	...	...	4	...
VII. No. of cases of alienation of rights of occupancy under Section 34		9	5	3	1	...	...
VIII. No. of cases in which landlords have obtained pre-emption		...	...	...	7	1	...
IX. No. of successions by collaterals under Section 36		...	...	...	1	...	...
X. No. of claims for compensation under Chapter VI		...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlords from making improvements desired by them ...		...	...	...	...	...	...
TOTAL ...		43	21	8	26	7	...

Punjab from the introduction of the Act to the 31st December 1870—continued.

APRIL.			MAY.			JUNE.			JULY.			AUGUST.		
Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
	In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
3	...	2	...	6	...	4	...	...	16	1	8	30	5	10
21	23	2	74	5	...	24	30	6	28	29	6	75	30	10
...	1	...	...	...	...	...	...	...	4	2	...	6	...	...
...	...	...	...	...	...	...	...	...	...	...	...	1	...	...
...	...	...	...	...	...	...	...	...	...	...	...	1	...	...
...	1	1	...	...	...	...	...	...	...	...	...	1	...	...
1	...	...	...	...	...	...	...	...	...	...	...	...	...	...
3	2	3	...	...	...	...	...	...	...	...	...	...	...	...
1	1	...	1	...	...	...	...	...	...	...	...	4	1	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
29	28	8	75	11	...	28	30	6	48	32	14	118	36	20

Statement showing the Tenancy Act Cases instituted and disposed of in five Districts of the

	District.	SEPTEMBER.			OCTOBER.			NOVEMBER.		
		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
			In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
I. Suits by tenants for declaration of status under Section 5 ...	GUJRANWALA—concluded.	5	1	3	6	9	7	4	2	5
II. Suits by tenants for do. under Section 6 ...		30	11	11	69	33	47	17	31	36
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		6	3	1	9	4	2	7	5	6
IV. Suits by do. for enhancement of rent under Section 11 ...		...	...	1	...	...	...	...	...	...
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...	...	...	1
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	3	1	...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34...		...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		1	2	...	...	...	...	...	...	2
X. No. of claims for compensation under Chapter VI ...		...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...
TOTAL ...		42	20	17	84	46	56	28	38	50

Punjab from the introduction of the Act to the 31st December 1870 —concluded.

DECEMBER.			TOTAL.				GRAND TOTAL.				REMARKS.
Instituted.	DECIDED.		Instituted.	DECIDED.		Pending.	Instituted.	DECIDED.		Pending.	
	In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.			In favor of plaintiff.	In favor of defendant.		
3	...	3	77	24	39	14	665	281	311	73	Seventeen cases were shown as pending in the District Return for October, but two of them were brought forward in the November Return under Class IX.
14	10	22	380	213	144	23	5,112	4,076	931	105	
1	...	1	39	20	12	7	517	191	222	104	
...	...	...	1	...	1	...	127	54	25	48	
...	...	...	2	1	1	...	119	24	95	...	Six cases shown as pending by the Deputy Commissioner in his return for the period from the introduction of the Act up to close of April have been struck off his return for the month of May, four under Class VII and two under Class VIII.
...	...	...	11	9	2	...	13	9	4	...	
...	2	1	11	7	4	...	13	8	5	...	
...	...	...	10	3	3	...	13	6	3	...	
...	...	...	8	4	2	...	120	112	6	...	
...	...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	...	
18	12	27	539	281	208	44	6,699	4,761	1,602	330	

Statement showing the Tenancy Act Cases instituted and disposed of in five Districts of the

	District.	Pending at the close of 1870.	JANUARY.			FEBRUARY.			MARCH.		
			Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
				In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
I. Suits by tenants for declaration of status under Section 5 ...	AMRITSAR.	58	27	5	24	3	3	4	6	2	14
II. Suits by tenants for do. under Section 6 ...		...	...	...	...	6	...	...	3	6	3
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		48	30	20	6	25	9	6	21	13	9
IV. Suits by do. for enhancement of rent under Section 11 ...		4	7	...	...	8	...	...	4	1	2
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	5	...	...	3	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34...		...	...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...	...	1	...	...
X. No. of claims for compensation under Chapter VI. ...		...	...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...	...
TOTAL ...		110	64	25	29	47	12	10	38	22	28
I. Suits by tenants for declaration of status under Section 5 ...	SIALKOT.	1	13	...	3	17	1	4	10	2	3
II. Suits by tenants for do. under Section 6 ...		50	5	2	7	11	8	10	17	2	5
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		4	7	4	2	16	1	1	3	2	3
IV. Suits by do. for enhancement of rent under Section 11 ...		3	4	...	3	7	...	1	18	3	...
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34...		...	...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI. ...		...	...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...	...
TOTAL ...		58	29	6	15	51	10	16	48	9	11

* The Deputy Commissioner's Statement for June 1871 explained that

Punjab from the introduction of the Act to the 31st December 1871.

APRIL.			MAY.			JUNE.			JULY.			AUGUST.			SEPTEMBER.		
Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
	In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
7	2	3	11	...	8	35	4	9	9	6	13	4	...	5	...	...	...
3	3	...	5	5	...	6	4	2	...	...	...	2	...	1	...	...	...
7	1	2	12	1	14	54	20	19	6	21	9	56	20	6	...	...	...
...	...	...	7	4	...	4	1	6	1	7	7	27	5	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
9	...	...	12	13	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	1	...	...	...	1	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
26	6	5	47	23	22	99	29	37	16	34	29	90	25	12	...	...	...
10	9	6	4	5	2	8	11	5	8	4	3	6	4	3	...	...	...
18	15	12	12	9	10	6	23	6	7	6	4	17	5	3	...	...	...
2	4	2	1	5	8	1	...	...	6	...	1	3	3	1	...	...	...
24	16	1	3	3	2	1	16	5	7	6	4	3	2	...	...	...	...
1	...	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
55	44	22	20	22	22	16	50	16	28	16	12	29	14	7	...	...	...

there were no cases under this class; the former entries were erroneous.

Statement showing the Tenancy Act Cases instituted and disposed of in five Districts of the

	District.	Pending at the close of 1870.	OCTOBER.			NOVEMBER.			DECEMBER.		
			Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
				In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
I. Suits by tenants for declaration of status under Section 5 ...	AMRITSAR—concluded.	58	1	10	15	...	2	1	5	17	9
II. Suits by tenants for do. under Section 6 ...		...	...	1	...	2	...	2	2	...	...
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		48	...	9	14	...	7	8	6	28	11
IV. Suits by do. for enhancement of rent under Section 11 ...		4	1	1	4	...	1	3	...	6	3
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	1	1	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34...		...	...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	1	...	...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI ...		...	...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...	...
TOTAL ...		110	2	22	33	3	11	14	13	51	23
I. Suits by tenants for declaration of status under Section 5 ...	SIALKOT—concluded.	1	3	4	6	...	2	...	5	3	...
II. Suits by tenants for do. under Section 6 ...		50	9	1	1	5	6	10	1	10	1
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		4	6	3	1	4	4	1	2	5	...
IV. Suits by do. for enhancement of rent under Section 11 ...		3	11	5	2	9	1	1	...	10	1
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34...		...	...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI...		...	...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...	...
TOTAL ...		58	29	13	10	18	13	12	8	28	2

Punjab from the introduction of the Act to the 31st December 1871 —continued.

TOTAL.					GRAND TOTAL.					REMARKS.
Pending from 1870.	Instituted.	DECIDED.		Pending.	Pending from 1870.	Instituted.	DECIDED.		Pending.	
		In favor of plaintiff.	In favor of defendant.				In favor of plaintiff.	In favor of defendant.		
58	108	51	105	10	71	323	154	225	15	An error made in the Gujranwala returns during 1870 of 2 cases under Class I. has been corrected in the return for January 1871, the cases pending in this class at the close of 1870 should have been 12 and not 14, as shown in the return for December 1870.
...	29	19	8	2	105	615	394	305	21	
48	217	149	103	13	104	482	291	266	29	
4	59	26	25	12	48	647	441	184	70	
...	...	...	...	...	...	8	5	2	1	
...	1	1	...	...	...	7	7	...	...	
...	...	...	...	...	...	17	14	3	...	
...	...	...	...	...	...	...	...	...	...	
...	2	2	...	...	...	6	3	3	...	
...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	
110	416	248	241	37	328	2,105	1,309	988	136	
1	84	45	35	5	71	323	154	225	15	An error made in the Gujranwala returns during 1870 of 2 cases under Class I. has been corrected in the return for January 1871, the cases pending in this class at the close of 1870 should have been 12 and not 14, as shown in the return for December 1870.
50	108	87	69	2	105	615	394	305	21	
4	51	31	20	4	104	482	291	266	29	
3	87	62	20	8	48	647	441	184	70	
...	1	...	1	...	...	8	5	2	1	
...	...	...	...	...	...	7	7	...	...	
...	...	...	...	...	...	17	14	3	...	
...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	6	3	3	...	
...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	
58	331	225	145	19	328	2,105	1,309	988	136	

Statement showing the Tenancy Act Cases instituted and disposed of in five Districts of the

	District.	Pending at the close of 1870.	JANUARY.			FEBRUARY.			MARCH.		
			Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
				In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
I. Suits by tenants for declaration of status under Section 5 ...	GUJRAT PUNJ.	...	...	...	...	...	...	...	4	...	4
II. Suits by tenants for do. under Section 6 ...		32	60	30	18	45	60	7	14	11	13
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		44	20	7	22	27	20	6	44	24	15
IV. Suits by do. for enhancement of rent under Section 11 ...		36	50	12	10	31	18	5	60	31	10
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...	...	2	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34...		...	...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI. ...		...	...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...	...
TOTAL ...		112	130	49	50	103	98	18	124	66	42
I. Suits by tenants for declaration of status under Section 5 ...	LAHORE.	...	...	...	...	...	...	...	...	...	...
II. Suits by tenants for do. under Section 6 ...		...	...	...	...	...	...	...	...	...	...
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		1	...	1	...	...	...	...	...	...	...
IV. Suits by do. for enhancement of rent under Section 11 ...		5	...	...	2	5	...	...	1	5	...
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34...		...	...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...	...	1	...	1
X. No. of claims for compensation under Chapter VI. ...		...	...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...	...
TOTAL ...		6	...	1	2	5	...	...	2	5	1

Punjab from the introduction of the Act to the 31st December 1871—continued.

APRIL.			MAY.			JUNE.			JULY.			AUGUST.			SEPTEMBER.		
Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
	In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...
25	9	9	31	21	10	41	15	8	19	10	11	13	11	10	...	...	...
12	10	10	13	14	20	12	2	8	8	2	3	10	4	8	...	...	...
86	40	30	36	34	40	23	57	...	71	2	5	16	43	4	...	...	...
...	...	...	...	...	...	...	...	...	4	...	...	...	3	...	...	...	...
4	...	...	...	6	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
127	59	49	80	75	70	77	75	16	102	14	19	39	61	22	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
2	...	2	1	...	...	3	1	1	1	...	1	...	2	...	...	...	...
2	2	...	6	...	...	20	1	...	18	7	...	7	40	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
4	2	2	7	...	...	25	2	3	19	7	1	7	42	...	...	...	...

Statement showing the Tenancy Act Cases instituted and disposed of in five Districts of the

	District.	Pending at the close of 1870.	OCTOBER.			NOVEMBER.			DECEMBER.		
			Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
				In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
I. Suits by tenants for declaration of status under Section 5 ...	GUERASPUR—concluded.	...	...	...	...	...	...	...	...	...	...
II. Suits by tenants for ditto under Section 6 ...		32	18	8	9	4	12	7	13	6	3
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		44	5	2	...	1	3	4	...	4	1
IV. Suits by ditto for enhancement of rent under Section 11 ...		36	6	17	16	31	18	13	9	6	2
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34 ...		...	...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI ...		...	...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...	...
TOTAL ...		112	29	27	25	36	33	24	22	16	6
I. Suits by tenants for declaration of status under Section 5 ...	LAHORE—concluded.	...	...	...	...	...	...	...	...	...	...
II. Suits by tenants for ditto under Section 6 ...		...	...	...	...	...	...	...	...	...	...
III. Suits by landlords for rebutting presumptions of occupancy under Section 6 ...		1	...	...	...	2	...	...	...	...	2
IV. Suits by ditto for enhancement of rent under Section 11 ...		5	8	2	...	...	3	...	1	7	...
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34 ...		...	...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI ...		...	...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...	...
TOTAL ...		6	8	2	...	2	3	...	1	7	2

Punjab from the introduction of the Act to the 31st December 1871 — continued.

TOTAL.					GRAND TOTAL.					REMARKS.
Pending from 1870.	Instituted.	DECIDED.		Pending.	Pending from 1870.	Instituted.	DECIDED.		Pending.	
		In favor of plaintiff.	In favor of defendant.				In favor of plaintiff.	In favor of defendant.		
...	5	1	4	...	71	323	154	225	15	An error made in the Gujranwala returns during 1870 of 2 cases under Class I has been corrected in the return for January 1871, the cases pending in this class at the close of 1870 should have been 12 and not 14, as shown in the return for December 1870.
32	283	193	105	17	105	615	394	305	21	
44	152	92	97	7	104	482	291	266	29	
36	419	278	135	42	48	647	441	184	70	
...	4	3	...	*1	...	8	5	2	1	
...	6	6	...	...	...	7	7	...	...	
...	...	...	...	...	...	17	14	3	...	
...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	6	3	3	...	
...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	
112	869	573	341	67	328	2,105	1,309	988	136	
...	...	...	...	...	71	323	154	225	15	An error made in the Gujranwala returns during 1870 of 2 cases under Class I has been corrected in the return for January 1871, the cases pending in this class at the close of 1870 should have been 12 and not 14, as shown in the return for December 1870.
...	...	...	...	...	105	615	394	305	21	
1	9	4	6	...	104	482	291	266	29	
5	68	67	2	4	48	647	441	184	70	
...	...	...	...	...	...	8	5	2	1	
...	...	...	...	...	...	7	7	...	...	
...	...	...	...	...	...	17	14	3	...	
...	...	...	...	...	...	...	...	...	...	
...	3	...	3	...	...	6	3	3	...	
...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	
6	80	71	11	4	328	2,105	1,309	988	136	

* There is no case pending in this class. This case was struck off the file in October.

Statement showing the Tenancy Act Cases instituted and disposed of in five Districts of the

	District.	Pending at the close of 1870.	JANUARY.			FEBRUARY.			MARCH.		
			Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
				In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
I. Suits by tenants for declaration of status under Section 5 ...	GUJRANWALA.	14	10	4	8	16	3	9	23	4	8
II. Suits by tenants for ditto under Section 6 ...		23	31	14	12	24	9	7	49	8	18
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		7	1	...	...	16	1	11	9	3	7
IV. Suits by ditto for enhancement of rent under Section 11 ...		...	...	...	...	...	...	...	5	...	...
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...	...	3	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...	...	...	...	...
VII. No of cases of alienation of rights of occupancy under Section 34... ..		...	1	...	...	...	...	1	3	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...	...	1	...	...
X. No. of claims for compensation under Chapter VI. ...		...	...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...	...
TOTAL ...		44	43	18	20	56	13	28	93	15	33

Punjab from the introduction of the Act to the 31st December 1871—continued.

APRIL.			MAY.			JUNE.			JULY.			AUGUST.			SEPTEMBER.		
Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
	In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
46	8	16	8	5	15	4	12	12	9	7	7	6	8	2	...	...	...
12	17	29	26	12	12	30	14	29	9	8	1	7	5	8	...	...	...
18	4	9	1	2	5	3	2	6	...	3	2	...	...	...	...	...	...
...	3	2	...	...	...	4	3	...	...	1	...	...	...	...	...	...	...
...	2	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
1	1	1	11	9	...	1	3	1	...	1	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
77	36	58	26	28	32	42	34	43	18	20	10	13	13	10	...	...	...

Statement showing the Tenancy Act Cases instituted and disposed of in five Districts of the

	District.	Pending at the close of 1870.	OCTOBER.			NOVEMBER.			DECEMBER.		
			Instituted.	DECIDED.		Instituted.	DECIDED.		Instituted.	DECIDED.	
				In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.		In favor of plaintiff.	In favor of defendant.
I. Suits by tenants for declaration of status under Section 5 ...	GUJRANWALA — concluded.	14	4	3	1	...	1	1	...	2	2
II. Suits by tenants for ditto under Section 6 ...		23	4	4	1	2	1	3	...	3	3
III. Suits by landlords for rebutting presumption of occupancy under Section 6 ...		7	...	...	...	...	...	...	5	...	...
IV. Suits by ditto for enhancement of rent under Section 11 ...		...	1	...	...	...	...	...	4	1	...
V. Suits by tenants for abatement under Section 14 ...		...	...	...	...	...	...	...	...	...	...
VI. Suits for ejectment of tenants with right of occupancy on payment of compensation, Section 19, Clause (2) ...		...	...	...	...	...	...	...	...	...	...
VII. No. of cases of alienation of rights of occupancy under Section 34 ...		...	...	...	...	...	...	...	...	...	...
VIII. No. of cases in which landlords have obtained pre-emption ...		...	...	...	...	...	...	...	...	...	...
IX. No. of successions by collaterals under Section 36 ...		...	...	...	...	...	...	...	...	...	...
X. No. of claims for compensation under Chapter VI ...		...	...	...	...	...	...	...	...	...	...
XI. No. of cases in which tenants having right of occupancy have been prevented by landlord from making improvements desired by them ...		...	...	...	...	...	...	...	...	...	...
TOTAL ...		44	9	7	2	2	2	4	9	6	5

Punjab from the introduction of the Act to the 31st December 1871—concluded.

TOTAL.					GRAND TOTAL.					REMARKS.
Pending from 1870.	Instituted.	DECIDED.		Pending.	Pending from 1870.	Instituted.	DECIDED.		Pending.	
		In favor of plaintiff.	In favor of defendant.				In favor of plaintiff.	In favor of defendant.		
12	126	57	81	...	71	323	154	225	15	An error made in the Gajrainwala returns during 1870 of 2 cases under Class 1 has been corrected in the return for January 1871; the cases pending in this class at the close of 1870 should have been 12 and not 14, as shown in the return for December 1870.
23	195	95	123	...	105	615	394	305	21	
7	53	15	40	5	104	482	291	266	29	
...	14	8	2	4	48	647	441	184	70	
...	3	2	1	...	...	8	5	2	1	
...	...	...	...	...	...	7	7	...	...	
...	17	14	3	...	...	17	14	3	...	
...	...	...	...	...	...	...	...	...	...	
...	1	1	...	...	...	6	3	3	...	
...	...	...	...	...	...	...	...	...	...	
...	...	...	...	...	...	...	...	...	...	
42	409	192	250	9	328	2,105	1,309	988	136	

Return showing Enhancement of Rent payable by Tenants with Rights of Occupancy under Chapter III, Act XXVIII of 1868, in the Districts of the Punjab.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DISTRICTS.	NUMBER OF SUITS DECREED FOR PLAINTIFF.															
	ON GROUND I, SECTION XI.					ON GROUND II, SECTION XI.					ON GROUND III, SECTION XI.					
	No. of suits.	Amount of Gov- ernment Jama assessed on the land.	Sum fixed as rent over and above the Government Jama.		No. of suits.	Amount of Gov- ernment Jama assessed on the land.	Sum fixed as rent over and above the Government Jama.		No. of suits.	Amount of Gov- ernment Jama assessed on the land.	Sum fixed as rent over and above the Government Jama.		No. of suits.	Amount of Gov- ernment Jama assessed on the land.	Enhanced rent.	REMARKS.
			Former.	Enhanced.			Former.	Enhanced.			Former.	Enhanced.				
	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	
Delhi	1	8 5 0	24 13 9	16 11 10	1	47 4 8	35 12 9	1	47 4 8	35 12 9	1	47 4 8	35 12 9	1	47 4 8	35 12 9
Gurgaon	12	44 15 0	...	...	11	...	...	...	...	...	...	...	...	12	...	...
Karnal	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Hissar	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Rohtak	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Sirsa	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Amبالा	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Ludiana	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Simla	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Jalandhar	3	130 0 0	24 13 9	16 11 10	1	...	...	...	...	...	...	...	...	1	16 11 10	...
Hoshiarpur	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Kangra	2	23 8 0	...	5 8 0	2	...	...	...	...	...	...	...	...	2	5 8 0	...
Amritsar	76	...	...	...	30	465 8 2	42 3 8	371 0 6	30	465 8 2	42 3 8	371 0 6	30	371 0 6	5 8 0	...
Sialkot	67	...	15 4 9	32 11 10	40	508 1 5	69 6 9	253 10 0	44	508 1 5	69 6 9	253 10 0	44	286 5 10	...	...
Gurdaspur	403	...	...	...	22	2,196 0 0	681 0 0	1,768 0 0	222	2,196 0 0	681 0 0	1,768 0 0	222	1,768 0 0	...	...
Lahore	94	...	...	...	94	1,051 8 0	128 15 9	644 14 10	94	1,051 8 0	128 15 9	644 14 10	94	644 14 10	...	...
Ferozpur	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Gujranwala	8	153 3 0	129 8 0	140 11 0	6	...	...	...	...	...	...	...	...	6	140 11 0	...
Rawalpindi	11	17 13 4	8 7 5	15 7 0	7	...	...	...	...	...	...	...	...	7	15 7 0	...
Jhelum	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Gujrat	2	32 15 6	0 3 3	25 10 0	2	...	...	...	...	...	...	...	...	2	25 10 0	...
Shahpur	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Multan	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Jhang	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Montgomery	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Muzaffargarh	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Derah Ismael Khan	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Derah Ghazi Khan	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Bannu	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Peshawar	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Kohat	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Hazara	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
TOTAL	679	452 1 0	186 10 2	265 14 8	387	4,268 6 3	921 10 2	3,073 6 1	421	3,339 4 9	...	...	...	421	3,339 4 9	...

Forty-six suits dismissed.

*In 3 out of these 7 cases decrees were passed enhancing the proportion of the produce of land due to plaintiff from one-third to one-half and the money advanced by the Government cannot be shown in this statement.

Forty-six suits dismissed.

*In 3 out of these 7 cases decrees were passed enhancing the value of the produce of land due to plaintiff from one-third to one-half, and the money value of these enhancements cannot be shown in this statement.

Minute by the Honorable R. H. DAVIES, Lieutenant-Governor of the Punjab.

I HAVE purposely delayed reviewing the report of the Financial Commissioner, dated the 3rd April 1872, as I thought a better opinion could be formed of the working of Act XXVIII of 1868 after longer observation. But the Act having now been in force for six years, a sufficient experience of its operation has probably been obtained.

2. At the revised settlement, commenced in 1863, large numbers of cultivators in the districts of Siálkot, Amritsar, Gurdáspur, Lahore and Gujránwálah, recorded as hereditary at the first settlement, were recorded as tenants-at-will. The total number of hereditary tenants originally recorded is not given, but the following is the detail of those restored by revision of the record under the terms of the Act:—

Siálkot	...	21,897
Amritsar	...	11,951
Gurdáspur	...	10,578
Lahore	...	12,416
Gujránwálah	...	6,230
		63,072

3. The statistics are most complete for the district of Siálkot, where 33,831 tenants were at the first settlement recorded as hereditary. Of these no less than 7,768 had abandoned their holdings previous to the initiation of the second settlement. The remainder, 26,063, were entered as tenants-at-will.

4. The main object of the Act, namely, to set up, in respect of hereditary tenants, the record of the first settlement, was thus by process of summary revision to a great extent secured in the districts where it had been altered. In other districts the record remained intact, but the Act gave to proprietors therein the right to rebut the presumption attaching to the entries of hereditary tenancy.

5. While the Act was under discussion, much apprehension was expressed that this provision would lead to excessive litigation: but this is now proved to have been groundless. A return of the number of suits instituted from 1870 to the close of 1873-74 shows that there were, under Section 6 by landlords for rebuttal of presumptive right of occupancy, 2,907 suits, and of these 2,504 were in the districts of Amritsar, Gurdáspur, Siálkot and Lahore, where the record had been altered at the second settlement.

6. In contrast to these districts are those of Ambálah, Ludíanah, Jálándhar and Hoshiárpur, where, in the same period, suits under Section 6 numbered only 105.

7. I am personally aware that the entries of hereditary tenancy were, at the first settlement in Jálándhar and Ambálah, made under precisely the same rules as in the Bári Doáb; for I myself obtained from the Settlement Officers, Messrs. Wynyard and Pearson, the vernacular rules by which their establishments were guided, and prescribed them, without variation on this point, for the direction of my own. This course was in accordance with the orders of the Government of India, dated 31st March 1849, prescribing the instructions in force in the North-West Provinces as the "Revenue Code" of the Punjab. I attribute the greater litigation under Section 6 in the Amritsar, Gurdáspur, Siálkot and Lahore districts, as compared with those on the left banks of the Bias and Satlej, entirely to the modifications made in the

* "In 1868-69 cultivators with right of occupancy had increased to 18,146, holding about 59,000 acres, and there are now 18,174, holding 59,524 acres, * * * and 3,390 pay a share of the produce, the value of which fluctuates according to the character of the harvest and according to the prices of produce." Vide Commissioner's reports, page 23.

tenant entries in the former at the second settlement. It is impossible for me to come to any other conclusion when I learn from the last Revenue Report* that there are in the Jálándhar district alone 18,174 tenants with a right of occupancy, 14,784 of whom pay cash rents fixed for the term of settlement, and thus furnish a strong provocation to the disturbance of their position to

landlords really aggrieved by it; and that nevertheless only 14 suits have been instituted by landlords since the passing of the Act for the rebuttal of the presumption created by Section 6.

8. As the officer who commenced and completed the first and regular settlement, made after the annexation of the Punjab Proper, I endorse as perfectly correct the following statement by Sir James Hogg in his minute, dated 28th October 1869:—

"In 1849 the Punjab was annexed, and a regular settlement was then commenced. A regular settlement is a proceeding of great formality and publicity. It is the duty of the Settlement Officer to give notice to all parties interested in the land; besides which, the presence of the Settlement Officer, with his numerous staff in a district is a matter of notoriety, and all his orders are open to inspection. He fixes the amount the villages are to pay to the Government, and examines and records the rights and interests of all concerned. It appears from the proceedings that in consequence of the difficulty of ascertaining local usages, the Settlement Officers recorded a tenant who had been in possession 12 years or upwards as entitled to a right of occupancy, thereby declaring that he could not be evicted as long as he paid his rent, and further, that his rent could not be raised, except in a prescribed manner. The question arises why was that course adopted?"

"We must look at the state of the Punjab at that time. It was then emerging from anarchy, and during the Sikh rule land was nearly valueless. Proprietors were subject to any exaction the Government chose to impose and were well pleased to get tenants, as the occupant was held liable to the imposition, while tenants subject to such arbitrary exactions attached little value to their holdings. When the rights of both proprietors and tenants were so dubious and insecure, it was not to be expected that they would appear before the Settlement Officers to urge their respective rights. It is stated by all the local authorities that there were special rights and privileges to which many tenants were entitled, under various local usages. Under these circumstances the Settlement Officers, anxious to maintain existing rights, thought that their safest and most equitable course would be to apply to the Punjab the 12 years' occupancy rule, which prevailed in the settled provinces, by express enactment, and the principle of which had been adopted in the settlement of the North-West Provinces; and it is not alleged that any objection to that course was taken during the progress of the settlement. Now when under British rule order and security have been established, and the value of land greatly increased, parties would fain repudiate what they agreed to 15 years ago. I am strongly of opinion that the rights of the parties, as recorded in the first settlement, ought to be maintained. That settlement was made by competent officers with the usual forms and publicity.

"All parties interested had an opportunity of being present if they chose.

"The settlement, when made, was duly approved by the Government."

9. I still regard the procedure followed as that best adapted to the circumstances of the time, and although it was subsequently set aside in the districts north of the Chenáb, it is stated (paragraph 303 of Settlement Report for Ráwalpindi) that after some tentative divergences "the practice at last resolved itself into this, that 12 years' clear occupancy prior to British rule, *i. e.*, A. D. 1848-49, should under any circumstances constitute a title to an hereditary cultivating tenure."

10. I consider it satisfactory that there has been a gradual diminution year by year in the number of suits by landlords under Section 6. The figures are as follow:—

1870-71	...	...	...	1,454
1871-72	...	...	...	838
1872-73	...	...	...	423
1873-74	...	...	...	192

11. On the other hand, there has been an increase in the suits by tenants for rights of occupancy under Section 5, attributable to settlements being in progress in several districts:—

1870-71	...	...	...	1,351
1871-72	...	...	...	1,441
1872-73	...	...	...	1,745
1873-74	...	...	...	2,272

In his despatch No. 1, dated 28th October 1869, the late Secretary of State wrote—

"I am glad to observe that the clauses providing for augmentation of rent during the period of settlement are such as materially to mitigate the hardship of any mistakes which have occurred in granting rights of occupancy as against the landholder, when none such really existed."

12. On this point Mr. Egerton (paragraph 50 of his Report) observes—

"that the results shown by the statements giving the number of suits for enhancement of rent are not remarkable, but show that in some parts of the country, besides those in which revision of entries has brought the Act to their doors, its provisions in respect to enhancement of rent are not wholly lost sight of by the landlords."

He also thinks that the number of suits does not represent any thing like the number of cases in which enhancement has taken place.

13. The number of enhancement suits for the whole province is here given:

1870-71	...	...	...	...	109
1871-72	...	...	...	...	638
1872-73	...	...	...	...	555
1873-74	...	...	...	...	461
					1,763

Considering the very prosperous state of the country generally this number cannot be considered large. In his Revenue Report for 1873-74 the Financial Commissioner remarks—

"One of the reasons why suits for enhancement are not more frequent is that the people consider themselves bound to abide by whatever rent was fixed at settlement, whether or no it was entered in the record and attested. Such entries, if made and attested previous to the passing of the Punjab Land Revenue Act of 1874, have the force of agreements under Section 2 of the Punjab Tenancy Act as regards the rate of rent for the term of settlement."

14. Although the number of enhancement suits is few and declining, the rate of increase on the original amount of rent is high, averaging, during the past year, 162 per cent. It may be inferred that while there exists at present no bitter or widespread contention about rent, landlords have acquired under the Act the power of raising rents in an equitable degree at any time, instead of, as formerly, only on the termination of a settlement.

15. The litigation which has taken place during the past four years under the other sections of the Act does not, as will be seen from the following statement, call for particular notice:—

(1.) Suits under Section 5 by tenants for rights of occupancy	6,819
(2.) Suits to establish right of occupancy under Section 8, on other grounds than those mentioned in the previous sections of the Act	938
(3.) Suits under Section 6 by landlords for rebuttal of presumptive right of occupancy	2,907
(4.) Suits under Sections 10 and 11 for enhancement of rent	1,763
(5.) Suits under Section 14 for abatement of rent	272
(6.) Suits for arrears of rent when remission is allowed under Section 15	94
(7.) Suits under Section 18 to set aside award of division or appraisement of produce taken for rent	563
(8.) Suits under Section 19 by landlords for ejectment of tenants with rights of occupancy (Section 19, clause 1)	353
(9.) Suits under Section 19 by landlords for ejectment of tenants with rights of occupancy (Section 19, clause 2)	233
(10.) Suits under Section 20 by landlords for ejectment of tenants without rights of occupancy	2,952
(11.) Suits under Section 25 by tenants to contest notice of ejectment	498
(12.) Suits under Section 26 by tenants on account of illegal ejectment	1,035
(13.) Suits under other sections	180

Besides the above, 2,968 suits, which have not been classified, were instituted in 1869.

16. In his Revenue Report for 1873-74 the Financial Commissioner states that in his opinion the Punjab Tenancy Act has worked well, and that the excitement which attended the discussion of its provisions six years ago has completely subsided. In this opinion I generally concur.

Kaim Ali, Extra Assistant Commissioner.
Wazir Ali, Ditto.
Agha Kalbaid, Ditto.
Fakir Zahur-ud-din, Ditto.
Muhammad Ashraf, Tahsildar.
Ghulam Nabbi, Extra Assistant Commissioner.

17. The thanks of the Government are due to the Financial Commissioner and to the officers marginally noted, who, under his orders, superintended the correction of the records.

No. 1093, dated the 23rd December 1874.

From—C. J. LYALL, Esq., Under Secretary to the Government of India, Dept. of Revenue, Agriculture and Commerce,

To—The Secretary to the Government of Punjab.

I AM directed by the Governor General in Council to acknowledge the receipt of your letters* submitting a report by the Financial Commissioner of the Punjab on the working of Act XXVIII of 1868 (The Punjab Tenancy Act), and a minute recorded thereon by His Honor the Lieutenant-Governor, and in reply to say that the results appear to be very satisfactory.

2. The papers will be published in the *Gazette of India*.

GOVERNMENT OF INDIA.

DEPARTMENT OF REVENUE, AGRICULTURE, AND COMMERCE.

THE JUTE TRADE AT DUNKIRK.

No. 63 (Statistics and Commerce), dated 26th November 1874.

From—Her Majesty's Secretary of State for India,
To—The Government of India.

I forward herewith, for your Excellency's information, a copy of a report, which has been drawn up by the Vice-Consul at Dunkirk, on the jute trade at that place.
Dated 6th October 1874.

2. You will observe that the Dunkirk spinners desire that the attention of the Indian Government should be called to three special points, *viz.*, the establishment of a Government scale of marks or brands, the frequent change of seed, and greater care in the preparation of jute for the market. I shall be glad to receive your remarks upon these suggestions; but with respect to the first, I must observe that the system of Government marks or brands attached to articles of trade has, in most cases, been found in this country to be inexpedient and not permissible.

3. Your Excellency will, no doubt, take such measures as may be most suitable for drawing the attention of the trade to the other points, which are of great importance.